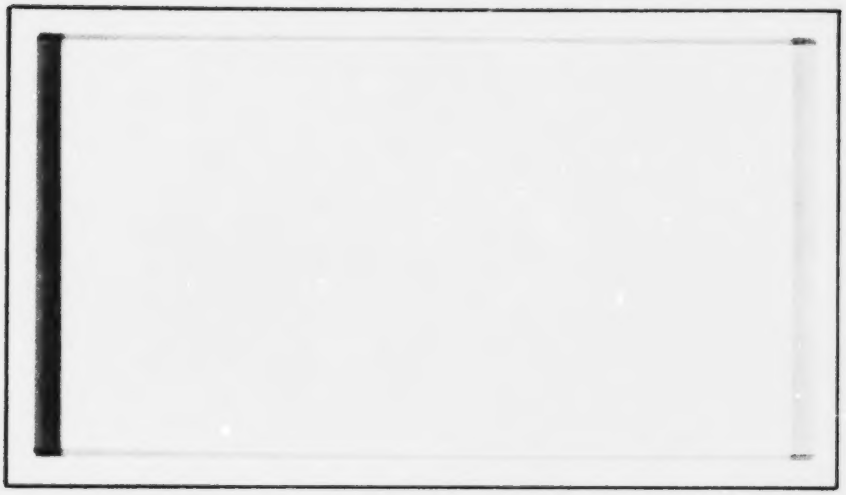
LABOUR MARKET STUDY



ECONOMIC SERVICES BRANCH

QUEBEC REGION

CANADA EMPLOYMENT AND IMMIGRATION COMMISSION

COMMUNITY PROFILE

MONTREAL WEST ISLAND

ECONOMIC SERVICES BRANCH
CANADA EMPLOYMENT AND IMMIGRATION COMMISSION
QUEBEC REGION
JANUARY 1986

(Aussi disponible en
français sur demande)

In this document, the masculine generally refers to persons of both sexes. In certain cases, however, reference is specifically made to one sex.

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FOREWORD

This document presents a community profile of Montreal's West Island and also deals with Ile Dorval and Ile Bizard. For the sake of simplicity, the area is referred to as the West Island throughout the profile.

Although particular attention has been paid to the population and labour market, the main purpose of this profile is to provide those involved in the industrial development of the area with as comprehensive and objective a picture as possible of the basic characteristics of the community in question.

The area has been selected because of its geographical characteristics and structure, which make it a relatively homogeneous labour market suitable for general analysis.

This document was produced by Andrée Mayrand, a Labour Market Analysis Officer with the Montreal West Canada Employment Centre, with the technical assistance of Marcel Méthé, a Labour Market Analysis Officer with the Montreal Metropolitan District Economic Services branch. Holly Mihaychuk then revised the English version of the text to verify the quality of language used and the accuracy of the translation.

We wish to thank Thérèse Carle of the CEIC Regional Office for coordinating the entire community profile exercise.

Our thanks also go to the Montreal Urban Community and its Economic Development Office, whose cooperation was greatly appreciated.

Jean-Yves Dumont
District Economist
Montreal Metropolitan District

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1- GENERAL DESCRIPTION OF TERRITORY

The area known as the West Island includes fifteen municipalities on the Island of Montreal, Ile Dorval and Ile Bizard.

The West Island covers about 170 square kilometres, more than one-third of the Island of Montreal (493 km^2). However, at 1,283 persons/km^2 in 1981, the population density of the area is only one-quarter of that on the rest of the island.

The West Island is both residential and industrial. Because the area is so large, industry does not impinge on residential neighbourhoods. High-quality housing is available only a few minutes away from major industrial parks. The presence of green space and the proximity of accessible navigable waterways do much to enhance the quality of life.

Industry also thrives on the West Island, where over one-quarter of employment is in the manufacturing sector. Within this sector, high-technology industries employ over 45% of workers, whereas they employ only 20.5% of manufacturing workers on the Island of Montreal as a whole. Several important research centres in biotechnology, electronics and pharmaceuticals operate on the West Island.

The presence of an international airport at the centre of the West Island and a highly developed system of roads and railways contribute much to the vitality of the area's economy.

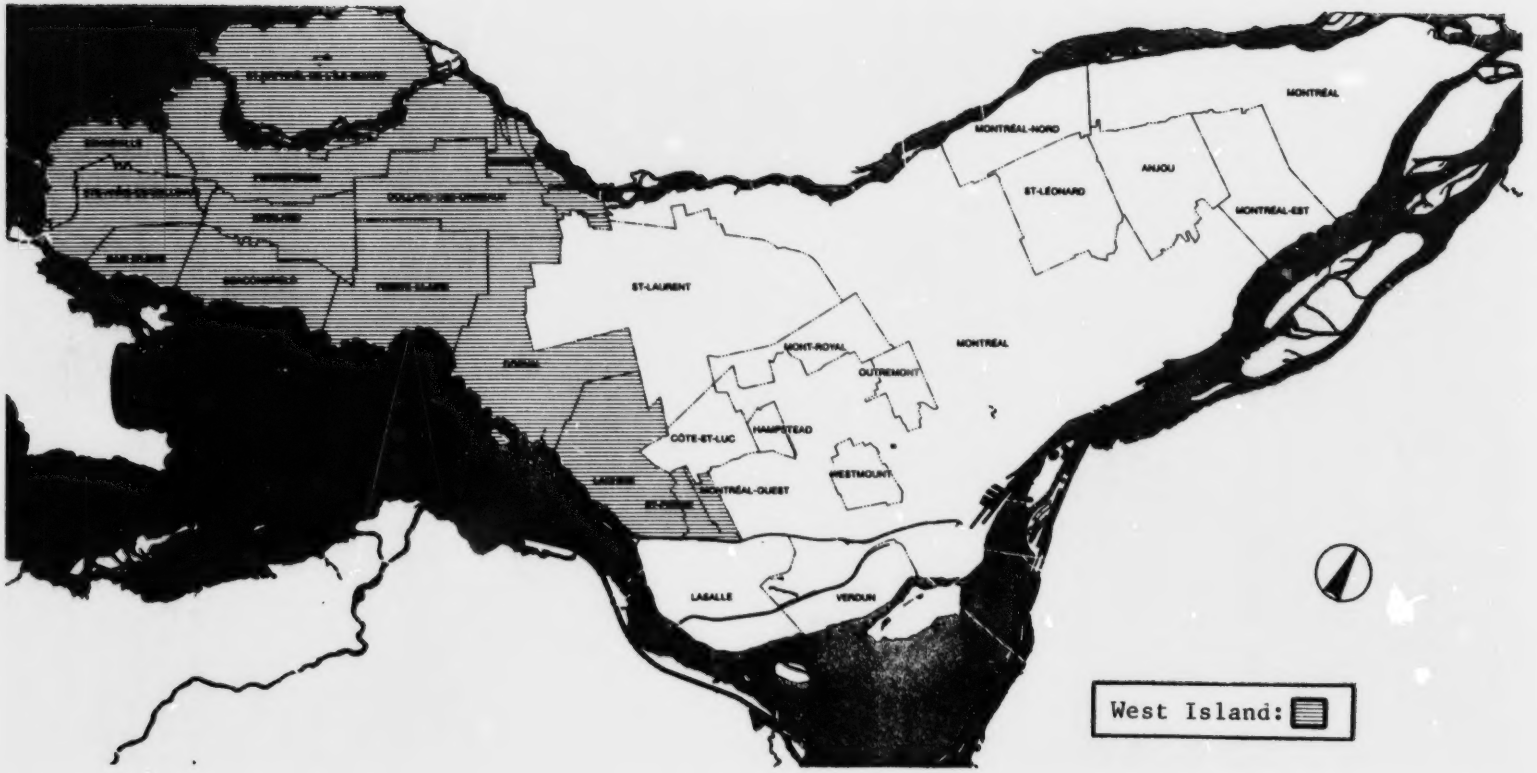
The municipalities which make up the West Island are listed below. The map on the following page indicates their location in relation to the Island of Montreal. The Island lies in the southwestern part of the province of Quebec, close to the US and Ontario borders.

Baie d'Urfé	Kirkland	St Pierre
Beaconsfield	Lachine	St Raphael de l'Ile Bizard
Dollard des Ormeaux	Pierrefonds	St Anne de Bellevue
Dorval	Pointe Claire	St Genevieve
Ile Dorval	Roxboro	Senneville

Comparisons are made with the Island of Montreal throughout this profile. Data on Ile Bizard and Ile Dorval (with 6,558 and 15 residents in 1981, respectively) have been integrated with those on the Island of Montreal.

MAP 1

MONTREAL WEST ISLAND



SOURCE: Montreal Urban Community, Planning Department, 1985.

2- GEOGRAPHY

2.1 GEOGRAPHICAL LOCATION

As part of the Montreal Metropolitan Area, the West Island lies within two of North America's largest urban and industrial belts. It is in the Quebec City-Windsor (Ontario) corridor, where the most densely populated areas of Canada and many of its major industrial centres are concentrated.

In addition, it lies just north of the American megalopolis, that is, the Washington-New York City conurbation which extends all the way to Boston. Most of the major industrial cities of the US are less than 1,000 kilometres by road from Montreal.

As shown by Table 1 and Map 2, this location makes for easy access to the main Canadian and US markets. A population of close to 100 million is readily accessible, being located within a day's drive of Montreal.

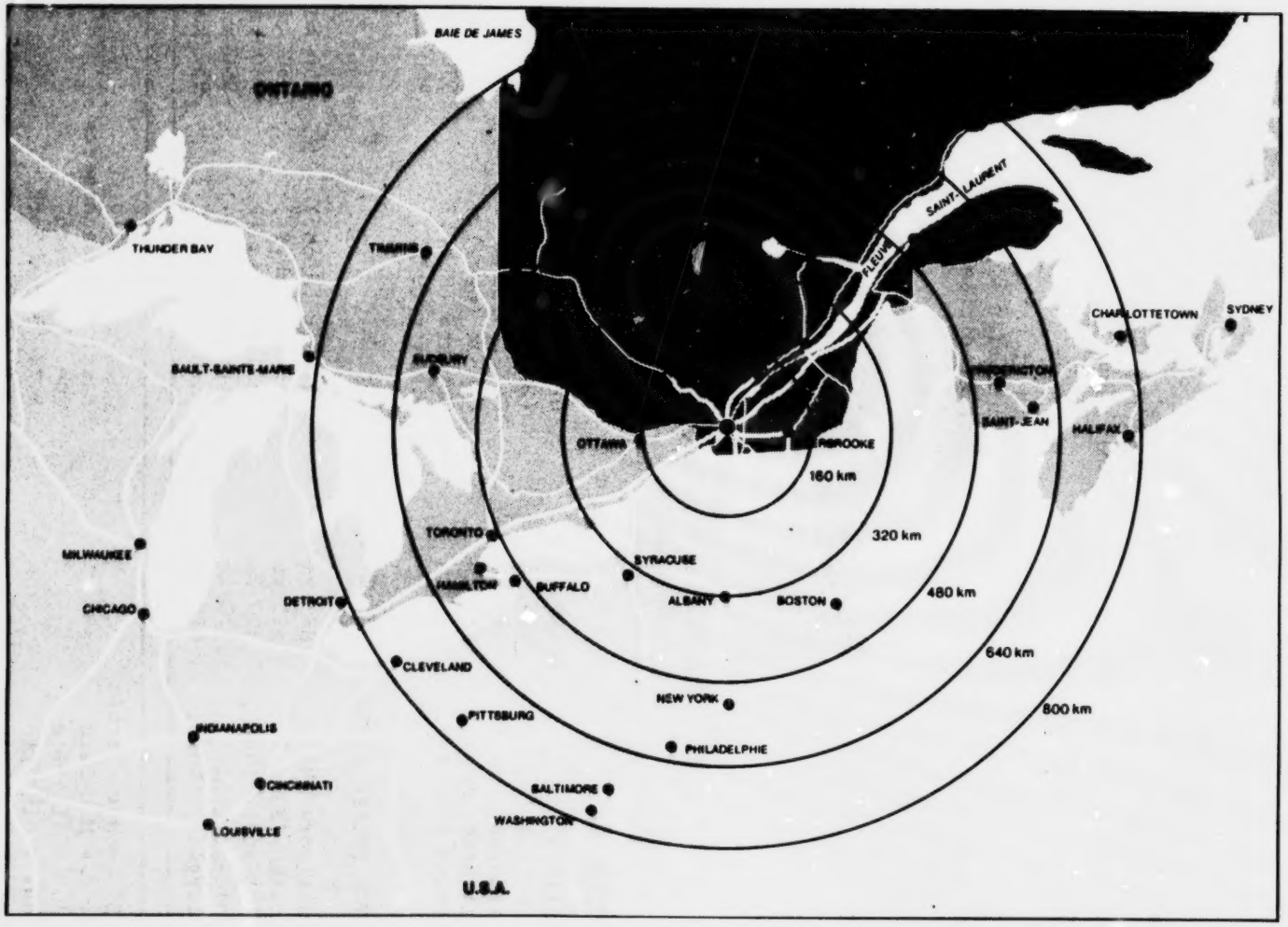
TABLE 1
DISTANCE BY ROAD FROM MAJOR URBAN CENTRES
MONTREAL WEST ISLAND

IN CANADA:			
Halifax (N.S.)	1,350 km	Ottawa (Ont.) (National capital)	190 km
Hamilton (Ont.)	560 km	Peterborough (Ont.)	460 km
Kingston (Ont.)	280 km	Quebec (Que.)	270 km
Kitchener (Ont.)	630 km	Toronto (Ont.)	530 km
London (Ont.)	710 km	Windsor (Ont.)	900 km
IN THE UNITED STATES:			
Baltimore (Md.)	885 km	Detroit (Mich.)	950 km
Boston (Mass.)	515 km	New York (N.Y.)	630 km
Cincinnati (Ohio)	1,300 km	Philadelphia (Pa.)	740 km
Chicago (Ill.)	1,370 km	Pittsburgh (Pa.)	950 km
Cleveland (Ohio)	820 km	Washington (D.C.)	950 km

N.S.	= Nova Scotia	Ont.	= Ontario
Md.	= Maryland	Mass.	= Massachusetts
Ill.	= Illinois	Que.	= Quebec
Mich.	= Michigan	N.Y.	= New York
Pa.	= Pennsylvania	D.C.	= District of Columbia

SOURCES: Ralph McNally Ltd., Ontario, Northern and Southern Ontario, 1983, Road Map.
Rand McNally, Eastern United States, npnd, Road Map.

MAP 2 - MONTREAL IN EASTERN NORTH AMERICA



SOURCE: Montreal Urban Community, Planning Department, 1985.

2.2 BOUNDARIES

The West Island lies between approximately 73°26'W and 73°28'W longitude, and 45°25'N and 45°40'N latitude. Its terrain is relatively flat.

It is bordered by four bodies of water: the Rivière des Prairies to the north, Lake St Louis and the Lachine Canal to the south, and the Lake of Two Mountains to the west. Lake St Louis is a widening in the St Lawrence River. The municipalities of St Laurent, Cote St Luc and Montreal West form the eastern boundary.

2.3 CLIMATE

Montreal has a temperate continental climate, with four distinct seasons. Winter is cold and snowy, and is followed by a short spring during which average temperatures climb rapidly. The hot, sunny summer drifts into a long, pleasant autumn, which ends with the first snowfall.

Montreal's climate is affected by its geographical lcoation, in the middle of the St Lawrence Valley. Winds are frequent in every season and generally blow from the west. The region usually has less frost and snow than other cities downstream.

TABLE 2
CLIMATE - MONTREAL REGION

Temperature	January	July
Monthly average	-10.2°C	20.9°C
Average low	-14.6°C	15.6°C
Average high	-5.7°C	26.1°C
Precipitation		
Average annual rainfall (mm)	722.9	
Average annual snowfall (cm)	235.0	
Sunshine		
Average annual hours of sunshine	2,054	
Average monthly hours of sunshine		
Summer (June-July-August)	254	
Winter (January-February-March)	130	
Frost-free period		
Frost-free days (May to October)	157	
Degree-days		
Number of heating degree-days (below 18°C)	4,537.5	
Number of growing degree-days (above 5°C)	2,112.9	

SOURCE: Environment Canada, Atmospheric Environment Service, Canadian Normals, Volumes 2, 3, 4, 6, 7, 1982.

3- TRANSPORT

3.1 ROADS

The Montreal area has an extensive and modern highway system, facilitating access from the West Island to Canadian and US cities. A detailed map of the system appears on the following page.

Highways 40 and 20 run through the West Island from east to west. Highway 40 goes west to the Ottawa region and east to Trois Rivières, Quebec City and Chicoutimi. Highway 20 runs west to the Great Lakes, linking the community with the cities of Toronto, Buffalo, Detroit and Chicago. To the east, it goes to Quebec City, the Gaspé region and the Maritimes.

Boston, New York City, Philadelphia and Washington are all accessible via the Honoré-Mercier and Champlain Bridges, which provide a link with highways south of the Island. Highway 13 provides rapid access to Montreal International Airport (Mirabel) to the north.

Highway 40, 20 and 13 also provide a means of quick transportation within the community itself. Lakeshore Road, a scenic route along the shore of Lake St Louis, is a slower east-west artery which crosses the community.

3.1.1 Intercity Bus Lines

Two large bus lines, Voyageur Inc and Greyhound Lines Inc, have their terminals in downtown Montreal, twenty minutes from the West Island by car. They link Montreal with most cities in Quebec, Ontario, the western provinces and 48 US states.

Voyageur Inc has a number of ticket outlets on the West Island and makes scheduled stops there. Various other companies in downtown Montreal also offer excursions and tours.

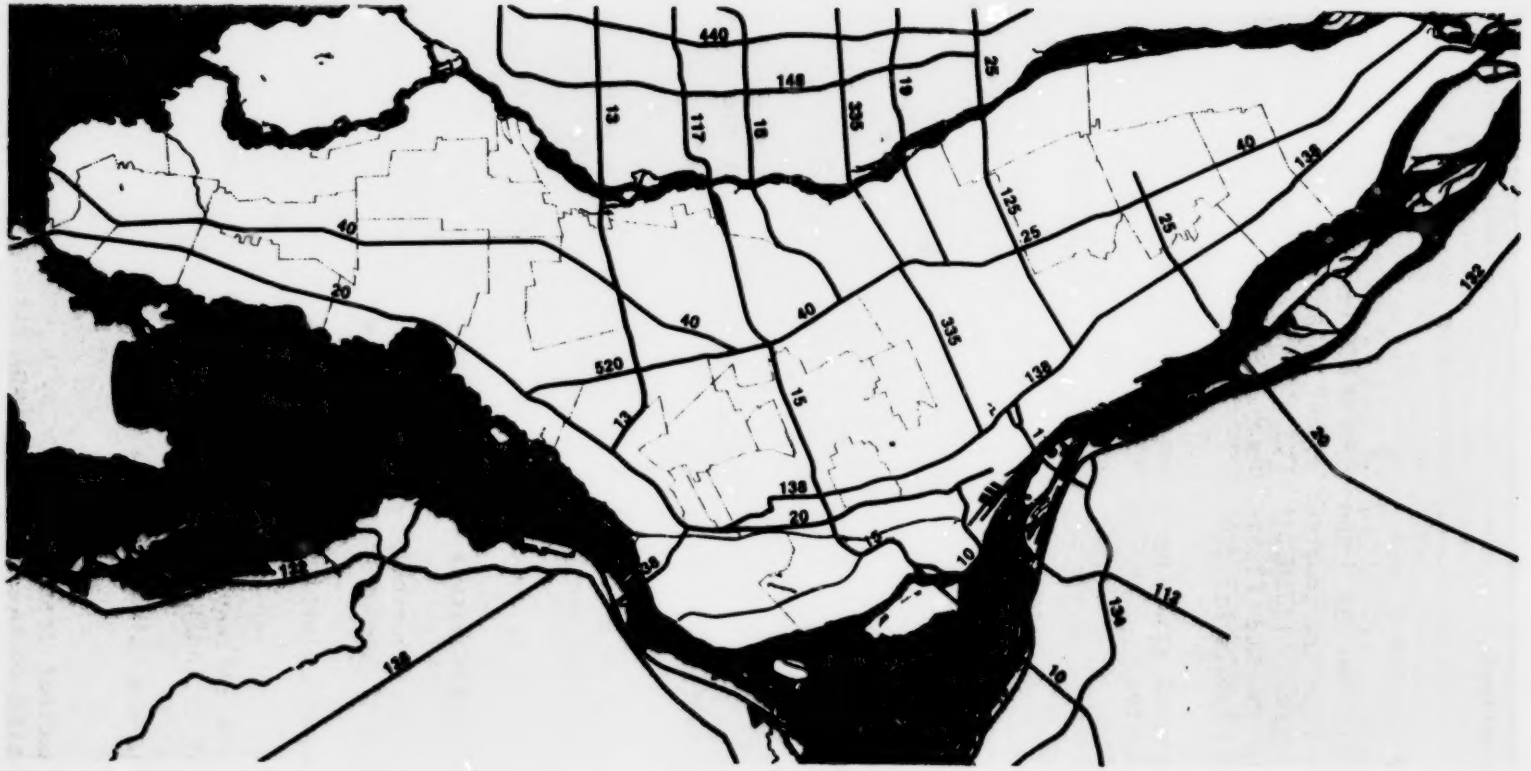
3.1.2 Public Transit

The West Island is served by the buses and commuter trains of the Montreal Urban Community Transit Commission, known as the MUCTC.

Certain bus routes, some of which are express, link the community with the subway system, a three-line network which covers central and part of the eastern area of the Island of Montreal and runs to the south shore of the St Lawrence River.

The Rigaud line of the commuter train system runs through St Anne de Bellevue, Beaconsfield, Pointe Claire and Lachine, bringing commuters to the Canadian Pacific (CP) Windsor Station in downtown Montreal.

MAP 3 - MONTREAL AREA ROAD SYSTEM



SOURCE: Montreal Urban Community, Planning Department, 1985.

Map 4 shows the entire subway and commuter train system on the Island of Montreal.

3.1.3 Trucking

There are 84 trucking and moving firms in the community. Among the firms with the greatest number of employees are CP Express (600 employees), Kingsway Transport Ltd (200), Kwikasair Express (150), Taggart Service Co Ltd (115), Champlain Sept-Iles Express (108) and Thibodeau-Finch Express Ltd (100).

Several trucking firms in neighbouring municipalities also serve the community.

3.2 SHIPPING

3.2.1 Port of Montreal

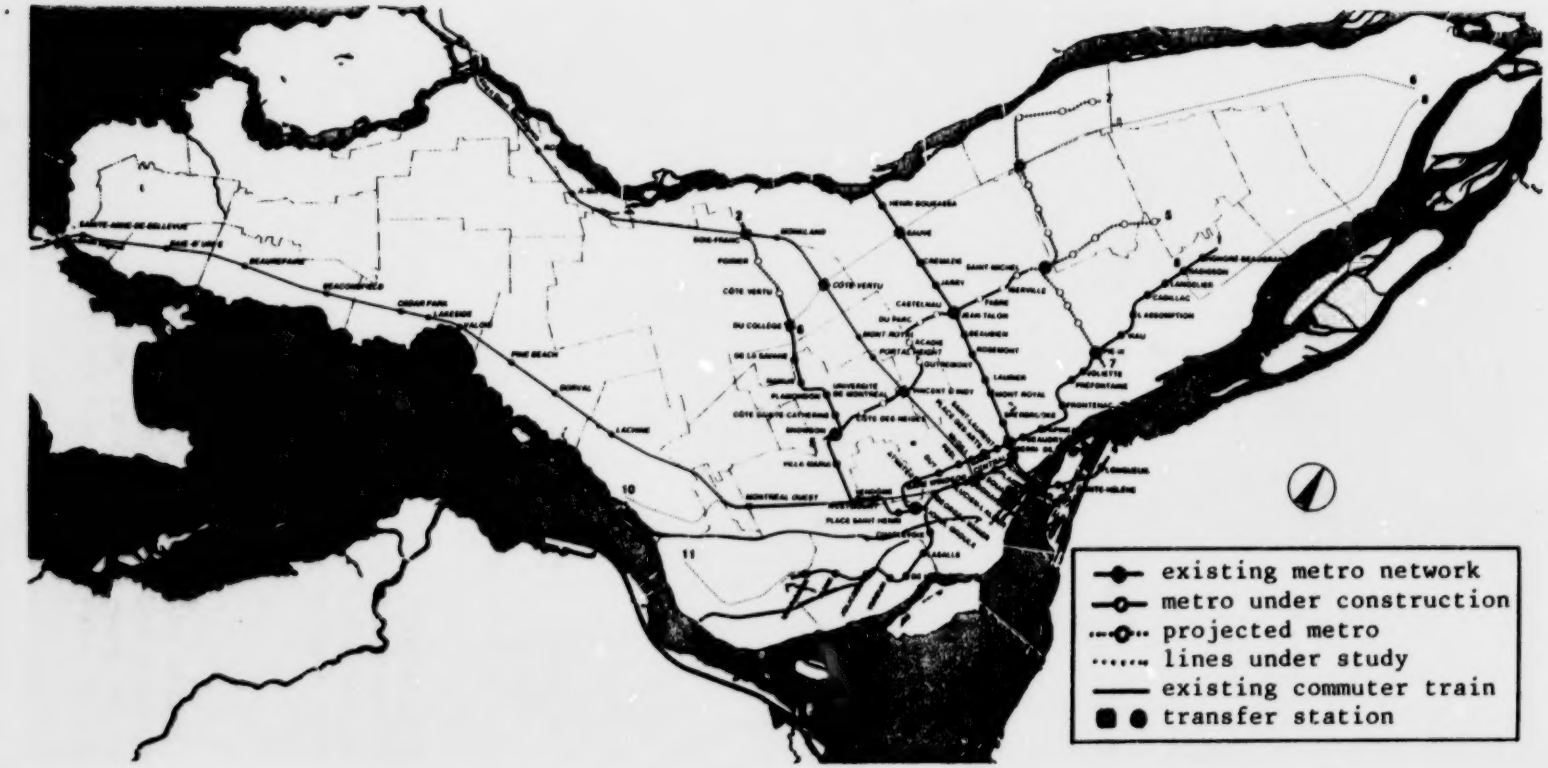
Located ten kilometres east of the community, the Port of Montreal is the gateway to central and western Canada as well as the American midwest. It is the largest inland port in the world and ranks on a par with Baltimore as the second largest container port in eastern North America, after New York City.

The port covers 24 kilometres and has the most modern facilities and equipment, including:

- 109 berths, of which 26 are designed to handle liquid bulk cargo and 32 are used for general freight and dry bulk;
- 28 transit sheds covering an area of 230,000 square metres;
- 903,000 square metres of other storage space;
- 6 container terminals equipped with portable, mobile cranes in operation 12 months of the year;
- an automatic floating crane with a lifting capacity of 250 metric tons;
- 115 km of railway lines connecting most of the wharves with the Canadian National and Canadian Pacific Railway;
- a towing and salvage service.

Another feature of the port is a repair facility equipped with two floating docks. Machinery and structural repair services are also available.

MAP 4 - SUBWAY AND COMMUTER TRAIN LINES ON THE ISLAND OF MONTREAL



SOURCE: Montreal Urban Community, Planning Department, 1985.

From mid-April to late November, ocean liners providing scheduled transatlantic passenger service dock at the harbour station. About 30 shipping lines link Montreal with 200 cities around the world.

TABLE 3
PORT OF MONTREAL ACTIVITY - 1980-1985
(millions of metric tons)

CARGO TRANSSHIPPED	1980	1981	1982	1983	1984	1985
Petroleum products	6.9	6.7	6.2	7.8	7.9	6.0
Grains	7.4	6.2	6.2	6.5	5.8	4.6
Other dry and liquid bulk products	5.8	6.8	3.5	3.8	4.9	5.1
General cargo (mixed and containerized)	4.8	5.1	4.4	4.7	5.2	5.4
TOTAL TRAFFIC	24.9	24.8	20.3	22.7	23.8	21.1

SOURCE: Ports Canada, Port of Montreal, annual publication.

3.2.2 St Lawrence Seaway

The St Lawrence Seaway, with its system of canals and locks, connects the Great Lakes with the Atlantic Ocean. The system begins at Montreal. Each lock is 9.14 metres deep, 24.38 metres wide and 233.48 metres long.

Closed in winter, the St Lawrence Seaway is open upstream of Montreal about nine months of the year. Downstream, toward the Atlantic Ocean, there are no obstacles to navigation. Ice breakers are used to clear the channel when necessary.

3.2.3 Boating

Three bodies of water border the community. Lake St Louis, the Lake of Two Mountains and the Rivière des Prairies are all ideal for boating. Locks at St Anne de Bellevue, at the western edge of the Island, enable boats to pass between Lake St Louis and the Lake of Two Mountains.

About 10 private and public facilities provide docking in the area.

3.3 AIRPORTS

Two international airports serve the Montreal area. The airport at Dorval is located in the heart of the West Island. Montreal International Airport (Mirabel), on the other hand, is located to the north.

A third airport at St Hubert on the south shore of the St Lawrence handles local traffic only.

Both international airports have sophisticated signalling and communications equipment that meet the highest international safety standards. Reliable air traffic control, weather forecasting and runway maintenance services are also provided. These airports are also among the world's most efficient with respect to snow removal.

Montreal International Airport (Dorval) has three concrete and asphalt runways 61 metres wide and between 2,134 and 3,353 metres long. The airport can accommodate all types of aircraft, from single-engined light planes to wide-bodied jets.

Airlines are provided with information for flight planning by the weather office at Dorval, which also provides public weather information and forecasts for all of Quebec.

Aircraft are refuelled, maintained and supplied by the airlines and the companies that serve them. Some airlines, including Air Canada, CP Air and Nordair, have their own hangars for the repair and maintenance of their aircraft.

A great many travellers pass through this airport every year, most of them from domestic and US flights. Its presence in the area generates considerable economic activity.

Montreal International Airport (Mirabel) is located approximately 40 kilometres north of the Island of Montreal. Its two concrete runways are each 3,660 metres long and 61 metres wide. They can accommodate all types of aircraft, from the smallest to the largest. Aircraft are refuelled by tanker truck or at the servicing area.

Most of the airport's users are international passengers. Facilities and equipment for both passengers and cargo are designed for growth. For example, the airport has the capacity to handle half a million tons of cargo a year. The freight service operates 24 hours a day.

Table 4 shows traffic at the two airports in terms of passenger departures and mail and cargo volumes.

TABLE 4
AIRPORT TRAFFIC
MONTREAL INTERNATIONAL AIRPORTS - 1979-1984
(Departures and shipments only)

ACTIVITY	1979	1980	1981	1982	1983	1984*
MONTREAL INTERNATIONAL AIRPORT (DORVAL)						
Flights	37,904	39,708	40,885	37,561	36,569	38,436
Passengers	3,273,956	3,382,154	3,387,911	3,030,410	2,844,407	3,091,121
Mail (metric tons)	7,247	7,789	7,293	7,284	7,762	8,572
Cargo (metric tons)	22,222	20,182	18,980	15,168	15,765	16,897
MONTREAL INTERNATIONAL AIRPORT (MIRABEL)						
Flights	11,205	9,967	7,912	7,866	7,652	17,800
Passengers	1,406,662	1,297,476	1,179,177	1,148,826	1,184,471	1,282,569
Mail (metric tons)	4,540	4,321	4,466	4,269	4,718	4,096
Cargo (metric tons)	87,152	80,405	72,798	71,314	76,040	84,709

* Preliminary data.

SOURCES: Statistics Canada, Air Carrier Traffic at Canadian Airports, Catalogue 51-203, annual publication, 1986.
Statistics Canada, Transportation Division, Aviation Statistics Centre, 1986.

3.4 RAILWAYS

3.4.1 Passenger Service

Two railway companies, Via Rail Canada and Amtrak, link Montreal with the rest of Canada and the United States.

Via Rail is a Crown corporation established in 1978, a result of the merging of Canadian National (CN) and Canadian Pacific (CP) passenger services. It serves all of Canada. In addition to regular service between various Canadian cities, Via Rail also offers a variety of package tours in Canada and some American states. Passengers arrive and depart through Central Station in downtown Montreal.

Amtrak, an American company, has one departure daily to New York and one to Washington. It also operates out of Central Station.

Commuter train services to the suburbs is provided by the MUCTC, which has its own system (see section 3.1.2).

3.4.2 Freight

Freight service is provided by CN and CP. Both companies are active in nearly every area of transportation, and are also involved in the hotel, telecommunications, natural resources and real estate sectors.

Trains make stops in most of the community's industrial parks (see section 7.1), providing a rapid means of shipment for firms located there.

Canadian National, which is active in Canada and the United States, is the Crown corporation which operates the national railway. It owns close to 1,800 locomotives and over 71,000 cars, as well as the largest railway network in Canada. It serves all 10 provinces as well as the Northwest Territories.

Canadian Pacific is a multinational company with over 50,000 shareholders. With approximately 1,200 locomotives and 60,000 cars, the company is Canada's second largest carrier of rail freight.

4- COMMUNICATIONS

Because it is close to downtown Montreal, where the metropolitan area's business district is located, the West Island is served by a highly advanced communications system with an international reputation, especially in the field of telecommunications.

To the east of the area are the head offices of companies such as Teleglobe Canada, Bell Canada Inc, Télé-Métropole, the Eastern Canada regional headquarters of CNCP Telecommunications and the headquarters of the French-language network of the Canadian Broadcasting Corporation.

4.1 TELECOMMUNICATIONS

In the telecommunications field, Teleglobe Canada offers a complete range of services to the public and to businesses. In addition to linking the MUC with over 220 countries via satellite and underwater cables, this firm provides a complete range of specialized telecommunications services, including telephone and telex service, data transmission and international teleconferencing.

Bell Canada Inc, which is associated mainly with residential and business telephone service, also specializes in data and image transmission, teleconferencing, teletype service and intelligent telecommunications systems. It also provides cellular telephone service. This is a new market, which it shares with Cantel.

The CNCP Telecommunications network offers telegram, cablegram and teletype services.

4.2 TELEVISION AND RADIO

Residents of the West Island, like all Montreal-area residents, have access to a great variety of local, Canadian and US radio and television stations.

Table 5 lists the television and radio stations broadcasting from the Montreal area which can be picked up on the West Island.

4.3 CABLE COMPANIES

CF Cable TV Inc provides residents with access to 22 radio stations and 31 television stations, six of which (First Choice, Super Ecran, Muchmusic, The Sports Network, Cable News Network and Entertainment Network) are pay-TV stations.

TABLE 5
RADIO AND TELEVISION STATIONS BROADCASTING
FROM THE MONTREAL AREA - 1985

RADIO STATIONS				
IDENTIFICATION		LANGUAGE	FREQUENCY	POWER (WATTS)
AM STATIONS	CBF	French	690	50,000
	CBM	English	940	50,000
	CFCF	English	600	5,000
	CFMB	Multilingual	1,410	10,000
	CHRS	French	1,090	10,000
	CJAD	English	800	50,000
	CJMS	French	1,280	50,000
	CKAC	French	730	50,000
	CKGM	English	980	50,000
	CKLM	French	1,570	50,000
	CKO	English	1,470	10,000
	CKVL	French	850	50,000
FM STATIONS	CBF	French	100.7	100,000
	CBM	English	93.5	24,000
	CFGL	French	105.7	41,000
	CFQR	English	92.5	41,000
	CHOM	English	97.7	42,000
	CINQ	Multilingual	102.3	36
	CITE	French	107.3	44,000
	CJFM	English	95.9	41,200
	CKMF	French	94.3	41,400
	CKOI	French	96.9	307,000
	CIBL	French	104.5	16
	CIEL	French	98.5	100,000

TELEVISION STATIONS				
IDENTIFICATION	LANGUAGE	NETWORK	POWER (WATTS) VIDÉO	AUDIO
CBFT (channel 2)	French	CBC	100,000	10,000
CBMT (channel 6)	English	CBC	100,000	15,000
CFCF TV (channel 12)	English	CTV	325,000	160,000
CFTM TV (channel 10)	French	TVA	325,000	162,500
CIVM (channel 17)	French	RQ	1,212,000	242,000

SOURCES: Robbie and Neil Oakley, Publicorp Communications Inc., Matthews List, Volume 29, No 3, 1985.

Canadian Advertising Rates & Data Card, 1985.

4.4 NEWSPAPERS

Four daily papers published in the Montreal area provide regional, national and international news coverage. Three are French and one is English. Table 6 provides more details.

Various neighbourhood weekly newspapers focus on items of interest to the West Island. The main weeklies are Le Messager de Lachine, and The News and Chronicle.

TABLE 6
DAILY NEWSPAPERS PULISHED
ON THE ISLAND OF MONTREAL - 1985

NAME	LANGUAGE	FREQUENCY OF PUBLICATION	CIRCULATION (NUMBER OF COPIES)	
La Presse	French	Daily 7 days/week	weekdays: except Wednesday:	210,000
			Saturday:	232,000
			Sunday:	312,000
				140,000
Le Devoir	French	Daily 6 days/week	weekdays:	35,000
			Saturday:	37,000
Le Journal de Montreal	French	Daily 7 days/week	weekdays:	355,000
			Saturday:	400,000
			Sunday:	355,000
The Gazette	English	Daily 6 days/week	weekdays:	197,000
			Saturday:	270,000

SOURCE: Canada Employment and Immigration Commission, Survey of Companies, 1985.

5- POPULATION AND LABOUR FORCE

This chapter outlines the main characteristics of the population and labour force of the West Island. The tables and figures in this chapter are based on Statistics Canada census data. Because the most recent census was taken in 1981, population changes since that time must be taken into account.

Statistics Canada often rounds its figures; therefore, the sum of the data in each table may not correspond exactly to the total shown.

The main concepts used in this chapter are taken from Statistics Canada and may be defined as follows:

Adult Population	: Residents aged 15 years and over (excluding inmates of institutions);
Labour Force	: Residents aged 15 and over who are employed or unemployed;
Not in Labour Force	: Residents aged 15 and over who do not wish to or are unable to work (the unemployed are not included in this category);
Employed	: Residents aged 15 and over who hold a job, regardless of the work location;
Employment	: Persons aged 15 and over working in the territory, regardless of their place of residence;
Unemployed	: Residents aged 15 and over who are without employment and are looking for work;
Participation Rate	: The labour force as a percentage of the adult population;
Unemployment Rate	: Number of unemployed as a percentage of the labour force;
Mother Tongue	: First language learned and still understood.

5.1 TOTAL POPULATION

Table 7 shows changes in the total population of the West Island from 1971 to 1981 compared with changes on the Island of Montreal as a whole during the same period of time.

TABLE 7
TOTAL POPULATION: CHANGES AND GROWTH RATES
MONTREAL WEST ISLAND AND ISLAND OF MONTREAL - 1971-1981

MUNICIPALITY	1971	1976	1981	Percentage variation from 1971 to 1981
Baie d'Urfé	3,881	3,955	3,674	-5.3
Beaconsfield	19,389	20,417	19,613	1.2
Dollard des Ormeaux	25,217	36,837	39,940	58.4
Dorval	20,469	19,131	17,722	-13.4
Ile Dorval	7	8	15	114.3
Kirkland	2,917	7,476	10,476	259.1
Lachine	44,423	41,503	37,521	-15.5
Pierrefonds	33,010	35,402	38,390	16.3
Pointe Claire	27,303	25,917	24,571	-10.0
Roxboro	7,633	7,106	6,292	-17.6
St Pierre	6,801	6,039	5,305	-22.0
St Raphael de l'Île Bizard	2,950	4,101	6,558	122.3
St Anne de Bellevue	4,976	3,738	3,981	-20.0
St Geneviève	2,847	2,869	2,573	-9.6
Senneville	1,412	1,333	1,221	-13.5
West Island	203,235	215,832	217,852	7.2
Island of Montreal	1,959,143	1,869,641	1,760,122	-10.2

SOURCE: Statistics Canada, Census of Canada 1976, Catalogue 92-903; Census of Canada, 1981, Catalogue 93X-941 (E-575).

From 1971 to 1981, the population of the West Island increased by 7.2%, while that of the Island of Montreal fell by 10.2%. The community thus seems to have benefited from the trend toward moving out of the city to the suburbs, especially among young families who find the suburbs more conducive to family life.

The municipalities were affected to varying degrees. Dollard des Ormeaux, Kirkland, Pierrefonds and St Raphael de l'Ile Bizard grew considerably between 1971 and 1981, while the more industrial municipalities of Dorval, Lachine and Pointe Claire lost residents.

5.2 TOTAL POPULATION BY AGE AND SEX

Figure 1 on the following page shows the age pyramid of the total population of the West Island for 1971 and 1981. Figures for each sex have been broken down into five-year age segments, expressed in percentages.

The population of the West Island is much younger than that of the Island of Montreal as a whole. In 1981, nearly one-third of residents were under 20 years of age, while, on the entire Island of Montreal, only about 25% fell into this category.

However, despite the influx of young families to the community during the decade, the population aged somewhat. The group under 20 fell from 40.9% in 1971 to 31.7% in 1981, while the group over 55 went from 10.5% to 15.3% in the same time period. The aging is mainly due to the declining birth rate.

5.3 TOTAL POPULATION BY MOTHER TONGUE

As Figure 2 shows, Anglophones represent close to half of the total population of the West Island, while only 39.3% are Francophones. These figures may be compared with those for the Island of Montreal as a whole, where Anglophones and Francophones represent 22.4% and 59.9% of the population, respectively. The group whose mother tongue is English is thus much larger on the West Island than on the rest of the Island of Montreal.

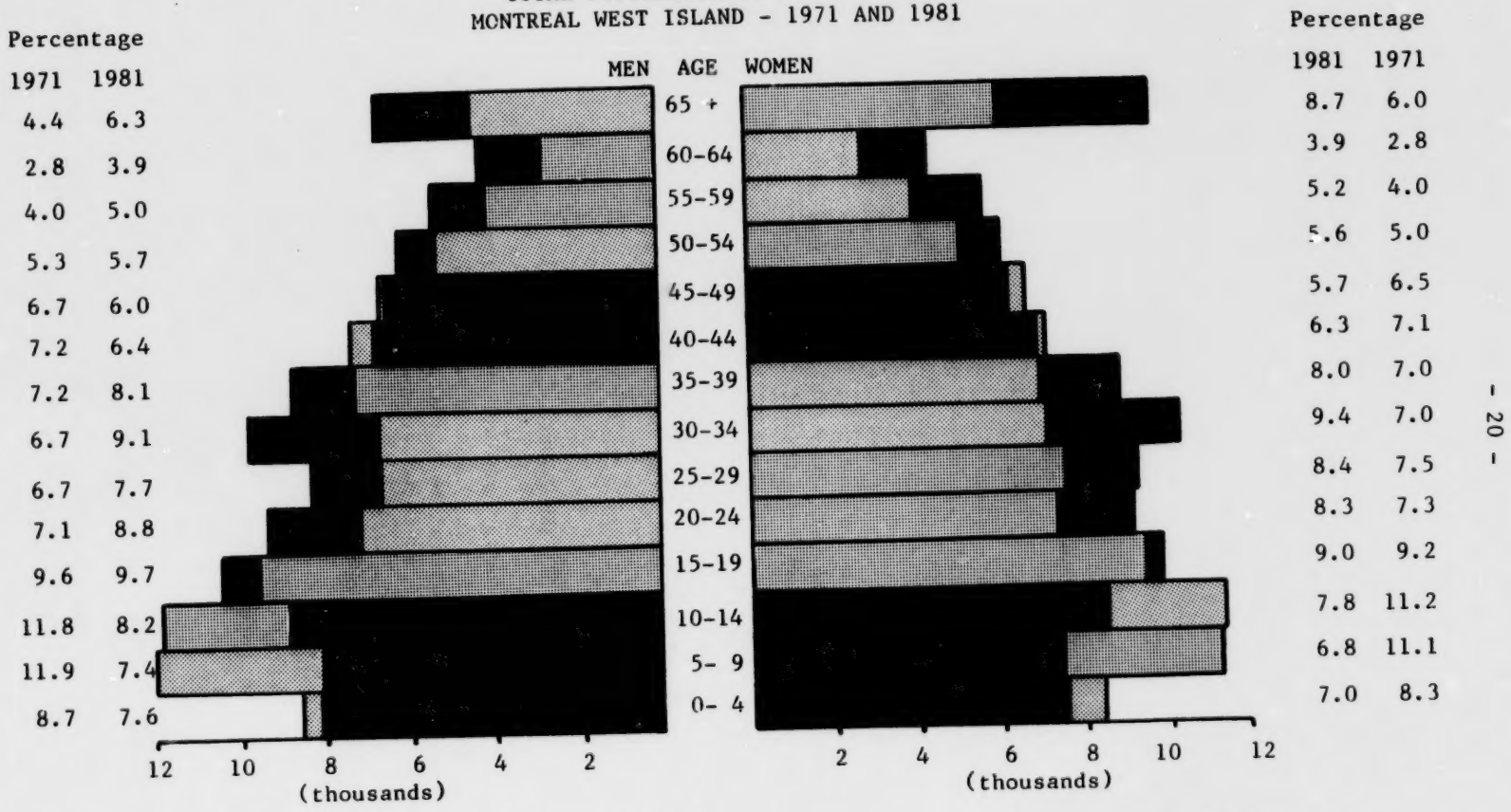
Those whose mother tongue is other than French or English make up 10.8% of the population. The Italian, German and Greek communities are the largest.

5.4 LABOUR MARKET INDICATORS

Table 8 shows the labour market indicators for the community by sex and age group.

FIGURE 1

TOTAL POPULATION BY AGE AND SEX
MONTREAL WEST ISLAND - 1971 AND 1981



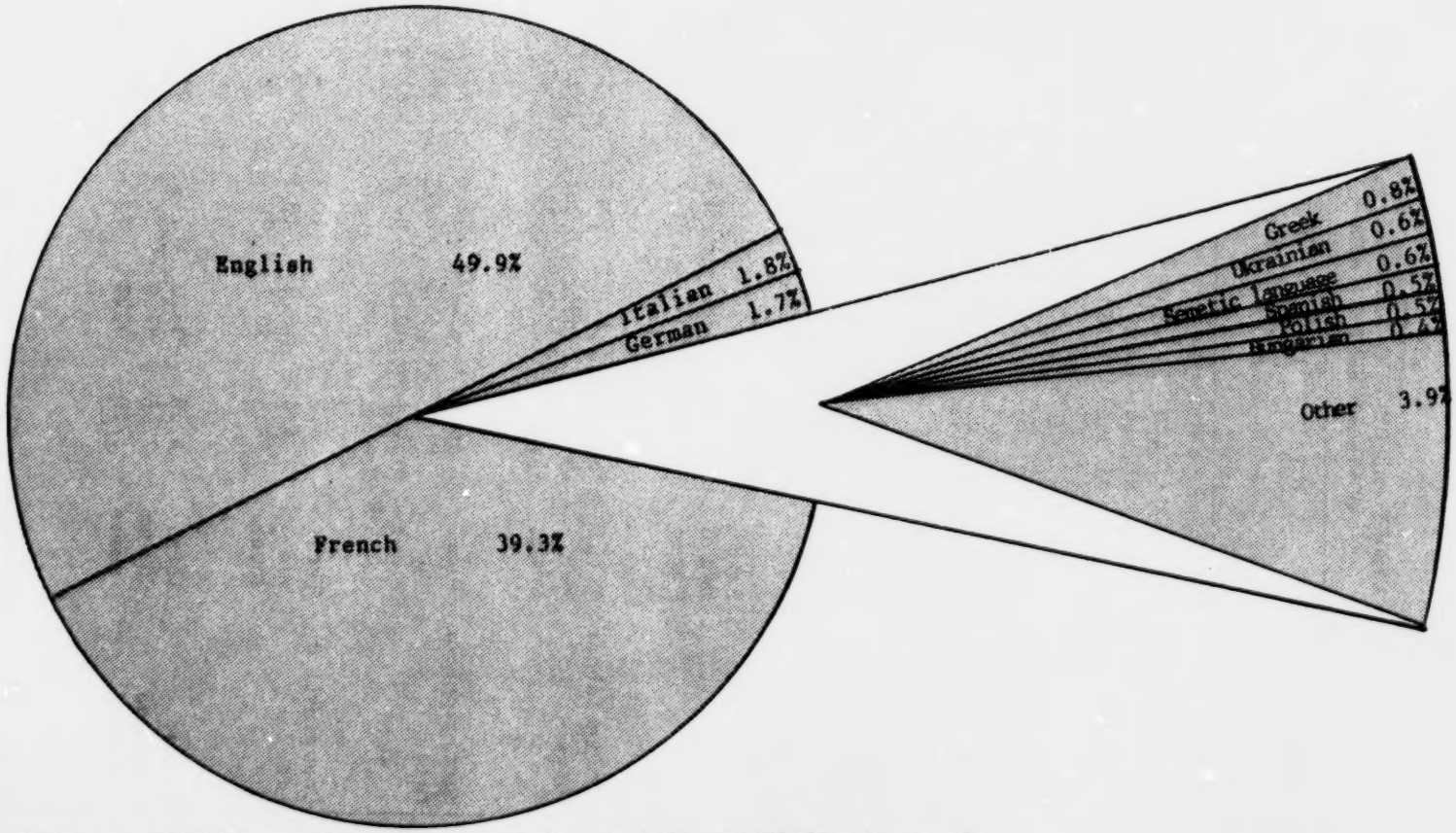
Total men: 1971 = 101,095 1981 = 107,705
Total women: 1971 = 102,145 1981 = 110 145

SOURCE: Statistics Canada, Census of Canada 1971, catalogue 92-715;
Census of Canada 1981, Catalogue 93-917.

FIGURE .2

TOTAL POPULATION BY MOTHER TONGUE

MONTREAL WEST ISLAND - 1981



SOURCE: Statistics Canada, Census of Canada 1981, SPC81A11 microcards.

TABLE 8
LABOUR MARKET INDICATORS BY AGE AND SEX
MONTREAL WEST ISLAND - 1981

INDICATOR		TOTAL	15-19 years	20-24 years	25-44 years	45-64 years	65 years and over
Adult population	Total	167,470	20,180	18,505	69,090	44,265	15,440
	Men	81,510	10,395	9,385	33,710	21,905	6,110
	Women	85,965	9,780	9,120	35,380	22,360	9,325
Labour force	Total	110,540	8,700	15,735	54,380	30,125	1,600
	Men	66,325	4,710	8,375	32,475	19,755	1,010
	Women	44,220	3,985	7,355	21,905	10,380	585
Employed persons	Total	103,725	7,085	14,090	51,970	29,000	1,595
	Men	63,290	3,925	7,465	31,570	19,315	1,000
	Women	40,425	3,160	6,625	20,395	9,695	550
Unemployed	Total	6,825	1,610	1,640	2,415	1,125	35
	Men	3,035	780	905	900	440	10
	Women	3,790	825	735	1,520	690	25
Not in labour force	Total	56,930	11,480	2,765	14,705	14,135	13,840
	Men	15,180	5,685	1,005	1,235	2,150	5,100
	Women	41,755	5,800	1,760	13,470	11,980	8,745
Participation rate	Total	66.0	43.1	85.0	78.7	68.1	10.4
	Men	81.4	45.3	89.2	96.3	90.2	16.5
	Women	51.4	40.7	80.6	61.9	46.4	6.3
Unemployment rate	Total	6.2	18.5	10.4	4.4	3.7	2.2
	Men	4.6	16.6	10.8	2.8	2.2	1.0
	Women	8.6	20.7	10.0	6.9	6.6	4.3
Ratio: employed persons/ adult population	Total	61.9	35.1	76.1	75.2	65.5	10.3
	Hommes	77.6	37.8	79.5	93.6	88.2	16.4
	Femmes	47.0	32.3	72.6	57.6	43.4	5.9

SOURCE: Statistics Canada, Census of Canada, 1981, tables produced for the Canada Employment and Immigration Commission.

Between 1971 and 1981, the adult population of the West Island increased by 20.3%, while that of the Island of Montreal fell slightly. The labour force grew by over 38% during this period, compared with 9% on the Island of Montreal as a whole.

The greater increase in the labour force is mainly due to the influx of women into the labour market. Between 1971 and 1981, the participation rate of women rose from 35.8% to 51.4%.

The participation rate among men still remained higher than that of women, particularly in the older age groups.

When a comparison is made between the West Island and the Island of Montreal as a whole, only the male participation rate stands out: 81.4% on the West Island, as compared to 75.9% on the Island of Montreal.

The number of employed persons increased at an even faster rate than the labour force. Thus, the unemployment rate in the community fell slightly between 1971 and 1981.

Note that the ratio of employed persons to adult population on the West Island is eight percentage points higher among men and one percentage point higher among women than on the Island of Montreal as a whole.

The labour market indicators show the West Island to be in a more favorable position than the rest of the Island of Montreal.

5.5 LABOUR FORCE BY LEVEL OF SCHOOLING

Figure 3 shows the level of schooling of the labour force on the West Island. (Using the concept of labour force allows us to exclude students for the most part.)

The labour force of the community is on the whole better educated than that of the Island of Montreal or the Province of Quebec. For example, some 35% of the labour force on the West Island have attended university. On the Island of Montreal and in Quebec as a whole, the figures are 25% and 18.4%, respectively. Also, only 39.4% of the labour force in the community have 13 years of schooling or less, compared with 51.9% on the Island of Montreal and 57.3% in Quebec.

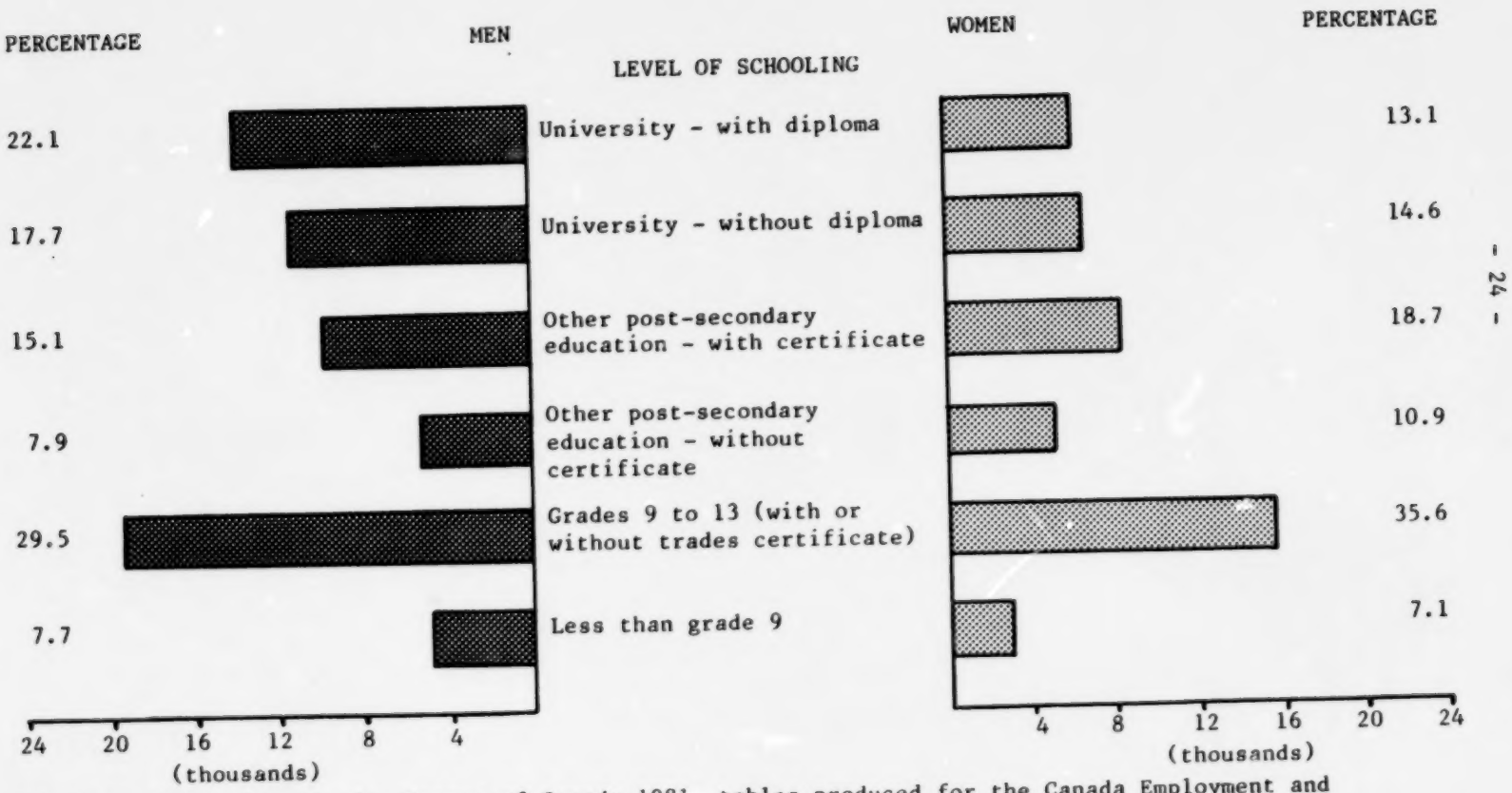
The proximity of the West Island to colleges and universities and the presence of numerous firms requiring special skills account to a large extent for the discrepancy between the level of education of the population of Quebec and that of the community.

The difference between the community and the Island of Montreal can be explained by the fact that the West Island attracts many managers, administrators and professionals.

FIGURE 3

LABOUR FORCE BY HIGHEST LEVEL OF SCHOOLING AND SEX

MONTREAL WEST ISLAND - 1981



SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

The level of schooling among the community's work force differs considerably between the sexes. The proportion of men holding university degrees is nine percentage points higher than that of women. However, women are better represented than men at the non-university postsecondary level.

5.6 EMPLOYED PERSONS BY MAJOR OCCUPATIONAL GROUP

Figure 4 shows the breakdown of employed persons on the West Island by major occupational group and sex.

The clerical group - typists, bookkeepers, clerks, receptionists - is by far the largest, and employs mainly women. The management group, which is clearly dominated by men, comes next. In third place is the sales group.

These three groups account for nearly 52% of employed persons on the West Island, while they account for only 41.9% on the Island of Montreal. The discrepancy is mainly attributable to the high concentration of male workers in the managerial and administrative group. For example, 23.8% of men employed on the West Island belong to this group, compared with 13.4% on the Island of Montreal as a whole.

Men are much more evenly distributed among the various groups than women. Five of the major occupational groups alone account for three-quarters of employed women, while seven groups account for three-quarters of employed men.

5.7 EMPLOYED PERSONS BY INDUSTRIAL SECTOR

Figure 5 shows the breakdown of employed persons on the West Island by industrial sector and sex.

The community, business and personal services sector is the largest employer, with 29.3% of all workers living in the area. This is the main employment sector for women: 40.7% work in community, business and personal services, while only 21.9% of men work in the sector.

In second place are the manufacturing industries, which account for 24.1% of employed persons. This sector is the largest employer of men. Next comes the trade sector, which employs 19.4% of workers. Together, these three groups of industries account for nearly three-quarters of employed persons on the West Island, which reflects their prominence in the community's industrial base.

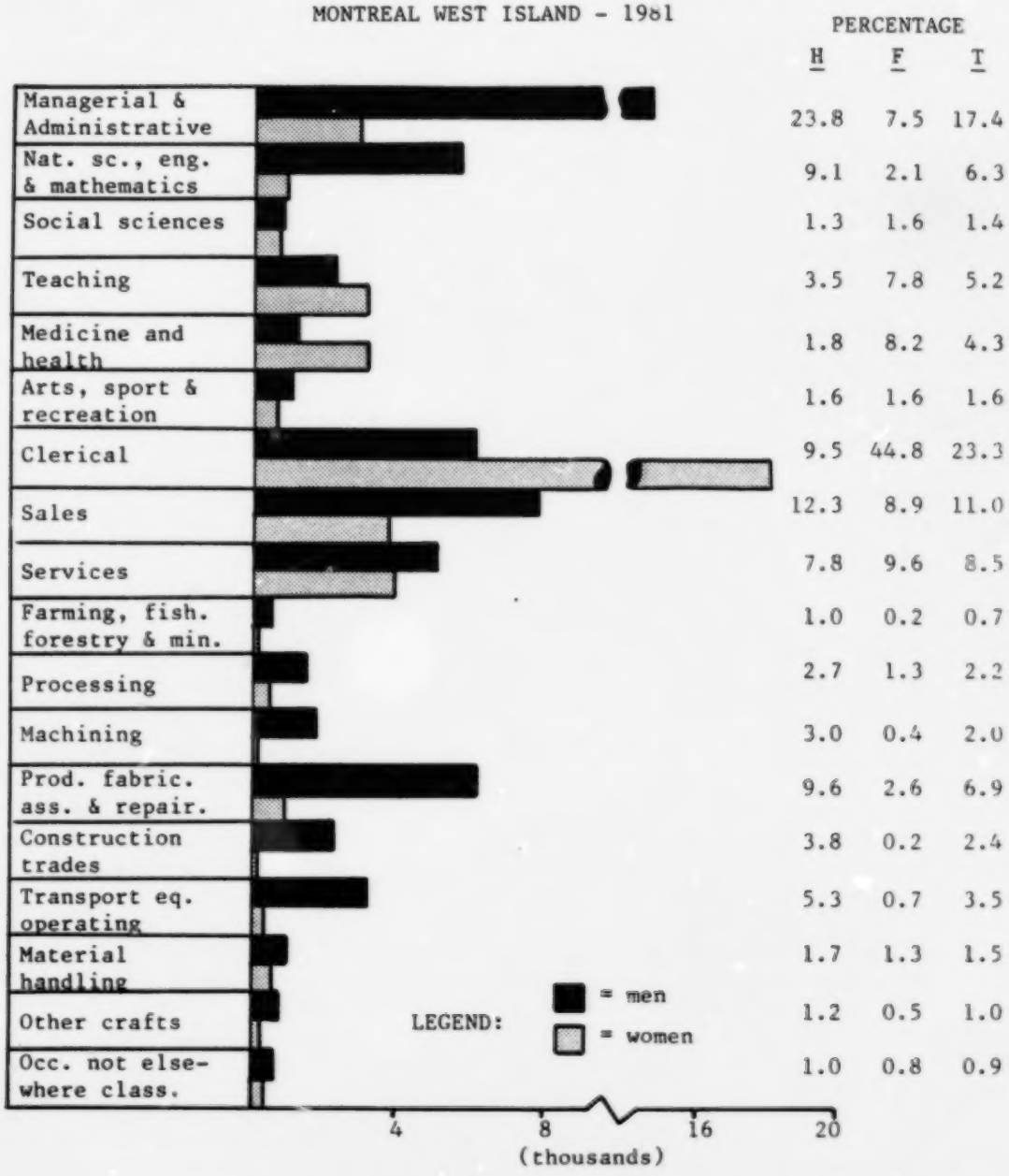
5.8 HABITUAL FLOW OF WORKERS

Table 9 provides data relating to the habitual movement of workers between West Island municipalities and the surrounding area, particularly the municipalities of the Island of Montreal and the Montreal Metropolitan Area.

FIGURE 4

EMPLOYED PERSONS BY MAJOR OCCUPATIONAL GROUP AND SEX

MONTREAL WEST ISLAND - 1981

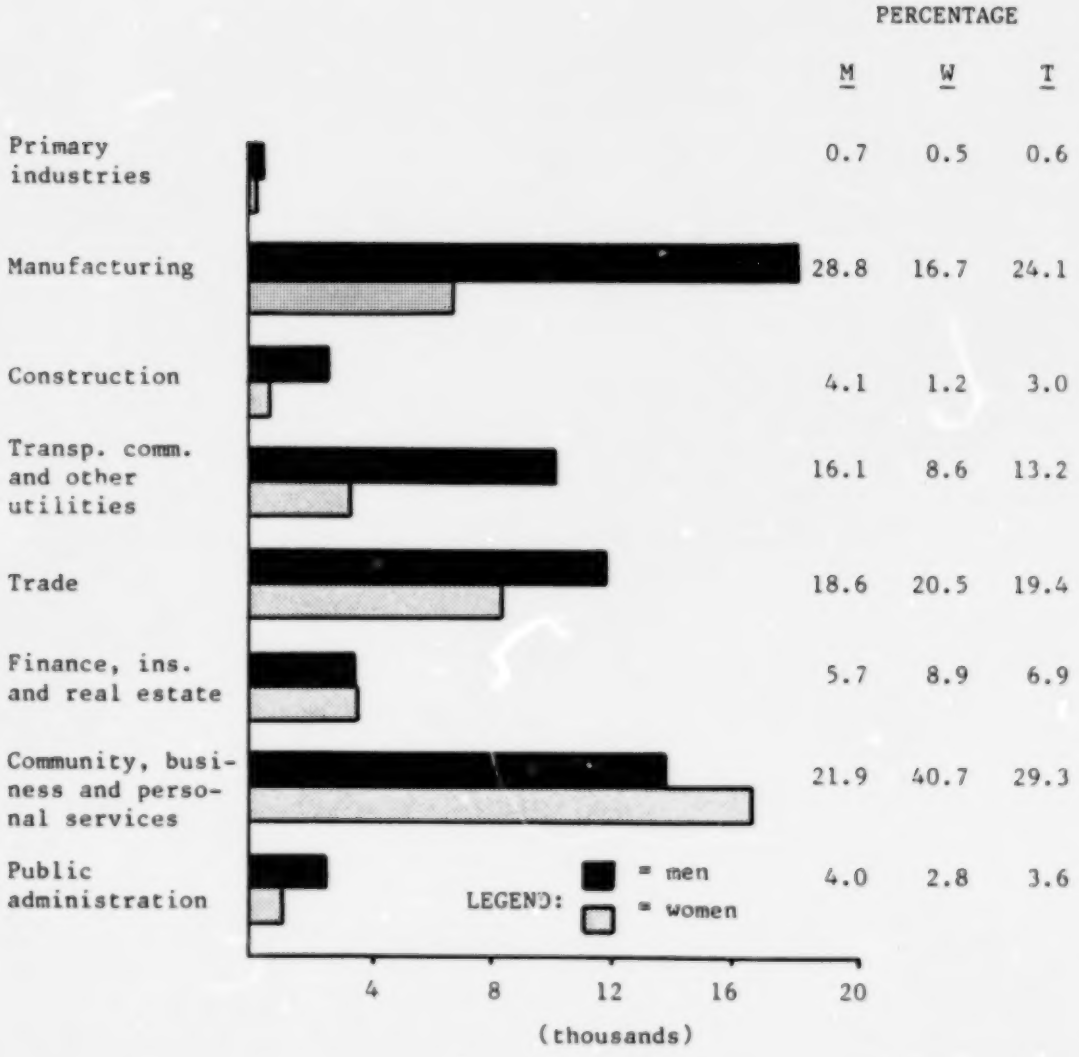

PERCENTAGE
H F T
Managerial & Administrative 23.8 7.5 17.4
Nat. sc., eng. & mathematics 9.1 2.1 6.3
Social sciences 1.3 1.6 1.4
Teaching 3.5 7.8 5.2
Medicine and health 1.8 8.2 4.3
Arts, sport & recreation 1.6 1.6 1.6
Clerical 9.5 44.8 23.3
Sales 12.3 8.9 11.0
Services 7.8 9.6 8.5
Farming, fish. forestry & min. 1.0 0.2 0.7
Processing 2.7 1.3 2.2
Machining 3.0 0.4 2.0
Prod. fabric. ass. & repair. 9.6 2.6 6.9
Construction trades 3.8 0.2 2.4
Transport eq. operating 5.3 0.7 3.5
Material handling 1.7 1.3 1.5
Other crafts 1.2 0.5 1.0
Occ. not elsewhere class. 1.0 0.8 0.9
LEGEND:
= men
= women
4
8
16
20
(thousands)

SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

FIGURE 5

EMPLOYED PERSONS BY INDUSTRIAL SECTOR AND SEX

MONTREAL WEST ISLAND - 1981



SOURCE: Statistics Canada, Census of Canada 1981, tables produced for the Canada Employment and Immigration Commission.

TABLE 9
HABITUAL FLOW OF WORKERS
MONTREAL WEST ISLAND - 1981

MUNICIPALITY OF ORIGIN AND DESTINATION	WORKERS ENTERING WEST ISLAND	WORKERS LEAVING WEST ISLAND	NET MOVEMENT
Island of Montreal municipalities (excluding the West Island)	30,440	46,665	-16,225
LaSalle	5,035	1,950	3,085
Montreal (City of)	16,755	27,670	-10,915
St Laurent	2,190	10,230	-8,040
Verdun	1,630	655	975
Others	4,830	6,160	-1,330
Municipalities of the MMA (1) north of the Island of Montreal	8,795	1,440	7,355
Laval	5,810	1,185	4,625
Mascouche	200	30	170
St Eustache	705	45	660
St Thérèse	205	70	135
Others	1,875	110	1,765
Municipalities in the MMA south of the Island of Montreal	14,790	2,020	12,770
Brossard	935	100	835
Chateauguay	1,925	85	1,840
Dorion	930	75	855
Ile Perrot	1,370	140	1,230
Longueuil	1,010	420	590
Pincourt	1,655	40	1,615
Vaudreuil	1,005	240	765
Others	5,960	920	5,040
Areas outside the MMA	5,785 (2)	2,875 (3)	2,910
TOTAL	59,810	53,000	6,810

(1) MMA: Montreal Metropolitan Area.
(2) Includes all other places of residence in Canada.
(3) Includes all other places of work in Canada and outside Canada.
SOURCE: Statistics Canada, Census of Canada, 1981, Catalogue 92-908.

The "workers entering" column indicates the number of employed persons leaving their place of residence to come and work on the West Island. The "workers leaving" column represents employed persons who live in the community but work outside. Finally, the "net movement" column shows the difference between the number leaving and the number entering.

The municipalities of origin and destination are divided into four categories. The first includes all municipalities on the Island ot Montreal except those of the West Island. A list of the main municipalities in this category follows.

The second and third categories include the municipalities in the Montreal Metropolitan Area north and south of the Island of Montreal. The final category encompasses all areas outside the Montreal Metropolitan Area.

In 1981, there were 103,725 employed persons on the West Island, while there were 110,535 jobs. This corresponds to a net gain of 6,810 workers. A total of 59,810 persons came to work on the West Island, while 53,000 left to work elsewhere.

Nearly 90% of workers leaving the community went to other municipalities on the Island of Montreal. More residents of municipalities north and south of the community came to work on the West Island than vice versa.

As a whole, the municipalities south of the Island of Montreal accounted for the majority of worker entries. However, Laval, to the north, is by far the single largest contributor, with 4,625 workers. Next come Chateauguay, Pincourt and Ile Perrot.

These figures show that the West Island, although highly residential, is also an industrial community.

6- ECONOMY AND LABOUR MARKET

Analysis of the industrial structure shows the dynamism of Montreal West Island. Led by the manufacturing sector, the community's economy benefits greatly from high-technology firms and research centres.

Note that the terms "workers", "employees" and "labour force" used in this section all refer to the concept of employment (see chapter 5 for the definition).

6.1 INDUSTRIAL STRUCTURE

Because the industrial structure of the West Island is complex, it will be analysed under three headings: major industries, the manufacturing sector, and the community, business and personal services sector.

Each section includes a figure and two tables showing numbers of employers and employment in each sector by size. Except where otherwise indicated, changes in each sector are shown in terms of employment only.

The data are taken from an inventory of firms compiled by the Canada Employment and Immigration Commission in each Canada Employment Centre (CEC) area of the Montreal Metropolitan District.

The reader will note that the total employment figure obtained from this source is slightly different from the Statistics Canada figure from the 1981 census. This discrepancy is chiefly due to the recession, which caused employment levels to drop between 1981 and 1984. Also, the inventory of firms, unlike the census, did not take into account persons working at home or those with no usual place of work.

6.1.1 Major Industries

Industry plays an important role on the West Island. Thus, the manufacturing sector, which is the largest employer, accounts for 26.2% of employment in the community. On the Island as a whole, this percentage is 24%, while the provincial figure is 20.5%.

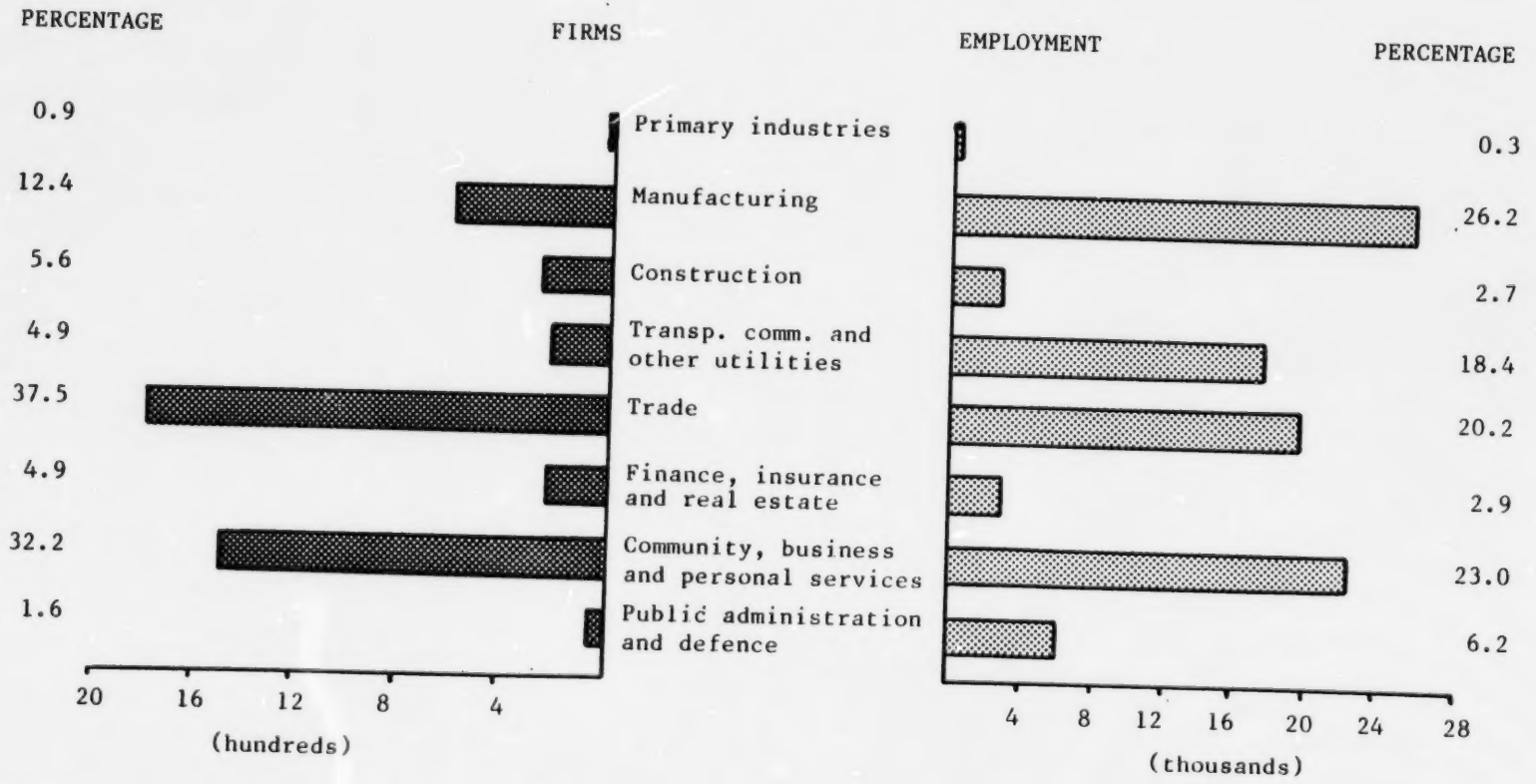
The structure of the manufacturing sector in the community explains this discrepancy. Traditional industries, whose potential for growth has been severely limited in recent years, have never played a significant role in the industrial structure of the West Island, as they have on the rest of the Island of Montreal.

High-technology industries are strongly represented, however, especially in the micro-electronics sector. In fact, the concentration of activity in this sector will probably continue to increase. The arrival of new firms should spur sufficient employment

FIGURE 6

NUMBER OF FIRMS AND EMPLOYMENT BY MAJOR INDUSTRY

MONTREAL WEST ISLAND - 1984



SOURCE: Canada Employment and Immigration Commission, List of firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

TABLE 10
NUMBER OF FIRMS BY MAJOR INDUSTRY AND FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Primary industries	29	11	3	-	1	-	-	-	44
Manufacturing	172	234	75	61	24	22	8	2	598
Construction	182	67	14	4	-	1	1	-	269
Transportation, communication and other utilities	57	84	43	25	14	7	4	3	237
Trade	1,023	607	107	39	15	12	2	-	1,805
Finance, insurance and real estate	87	103	41	4	-	1	-	-	236
Community, business and personal services	939	406	120	38	29	11	4	1	1,548
Public administration and defence	12	23	18	11	6	5	1	1	77
ALL MAJOR INDUSTRIES	2,501	1,535	421	182	89	59	20	7	4,814

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

TABLE 11
EMPLOYMENT BY MAJOR INDUSTRY AND FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Primary industries	68	83	60	-	160	-	-	-	371
Manufacturing	488	2,167	2,236	3,947	3,251	5,919	4,723	2,700	25,431
Construction	383	561	418	253	-	205	800	-	2,620
Transportation, communication and other utilities	143	824	1,328	2,260	1,805	1,955	1,750	7,800	17,865
Trade	2,606	5,232	3,082	2,500	1,885	3,070	1,265	-	19,640
Finance, insurance and real estate	216	1,053	1,110	135	-	350	-	-	2,864
Community, business and personal services	2,283	3,603	3,560	2,257	3,314	2,859	2,420	2,000	22,296
Public administration and defence	34	318	504	810	781	1,527	850	1,200	6,024
ALL MAJOR INDUSTRIES	6,221	13,841	12,298	12,162	11,196	15,885	11,808	13,700	97,111

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

growth to compensate for losses associated with the higher productivity resulting from new technology.

The community, business and personal services sector is the second largest employer, with slightly less than one-quarter of employment in the territory. It plays a much less important role in the industrial structure of the West Island than in that of the Island of Montreal or the Province of Quebec, where it employs nearly one-third of workers. West Island residents do not have to go far to find services; nearly 30% of all service employment on the Island of Montreal is located in downtown Montreal.

Population growth on the West Island in the last decade has nonetheless stimulated activity in this sector. However, the sector is expected to slow down in the next few years, so that its relative weight in the industrial structure should remain roughly the same.

The trade sector ranks third as an employer. Because firms in this sector are small, it has the largest number of firms. For several years, employment has been growing steadily, at a slightly faster rate than employment in the economy as a whole. The trend is expected to continue for the next few years.

Transportation, communication and other public utilities are also strongly represented in the community's industrial structure, employing nearly 18,000 workers. Firms in this sector are considerably larger than in other major industries.

Most of the employment in this sector is provided by transportation firms, particularly by air carriers such as Air Canada, Quebecair, Nordair, and to a lesser extent by trucking companies. Thirty per cent of all jobs in this sector on the Island of Montreal are located on the West Island.

The concentration of jobs in transportation can be attributed mainly to the presence of Montreal International Airport (Dorval) at the centre of the area as well as a well-designed highway system. Firms in this sector are having to deal with stiff competition, which is forcing them to rationalize their activities.

Public administration, construction, primary industry and finance, insurance and real estate are less important sectors in the industrial structure. Together, they account for less than 13% of total employment.

Firms and residents in the community have easy access to a complete range of financial and government services, mainly in downtown Montreal.

6.1.2 Manufacturing

Statistics Canada breaks the manufacturing sector down into 20 industries. For purposes of analysis, they may be grouped on the basis of common characteristics and trends.

High-technology industries on the West Island include plastics, machinery, transportation equipment and electrical and electronic products. They employ 45.1% of manufacturing workers in the community. This percentage is only 20.5% on the Island of Montreal as a whole and 18.9% in the province of Quebec. The West Island accounts for nearly one-quarter of all employment in these industries on the Island of Montreal.

The concentration of high-technology employment is due to the presence of firms that are particularly active in the fields of electronics, aerospace, machine tooling and other high-tech industries. In recent years, employment in these industries has grown rapidly, thanks to a booming market which has strengthened their role in the manufacturing structure of the community.

The technological superiority of certain firms augurs well for growth in this area.

For example, Circo Craft, a manufacturer of printed circuit boards, is an authorized supplier for all NATO countries. Its products have been approved by several US companies. In the spring of 1985, Circo Craft launched production of thick-film hybrid circuit boards.

Matrox Electronics Systems, one of Quebec's most successful high-tech firms, manufactures computer graphics generators, optical disk training systems and machine vision equipment.

Spar Aerospace has become world renowned for its role in the manufacture of the Canadarm on the US Space Shuttle. It specializes in the manufacture of satellites and earth-satellite communications systems, a field which should see considerable growth in the coming years because of telecommunications privatization projects announced by various industrialized countries.

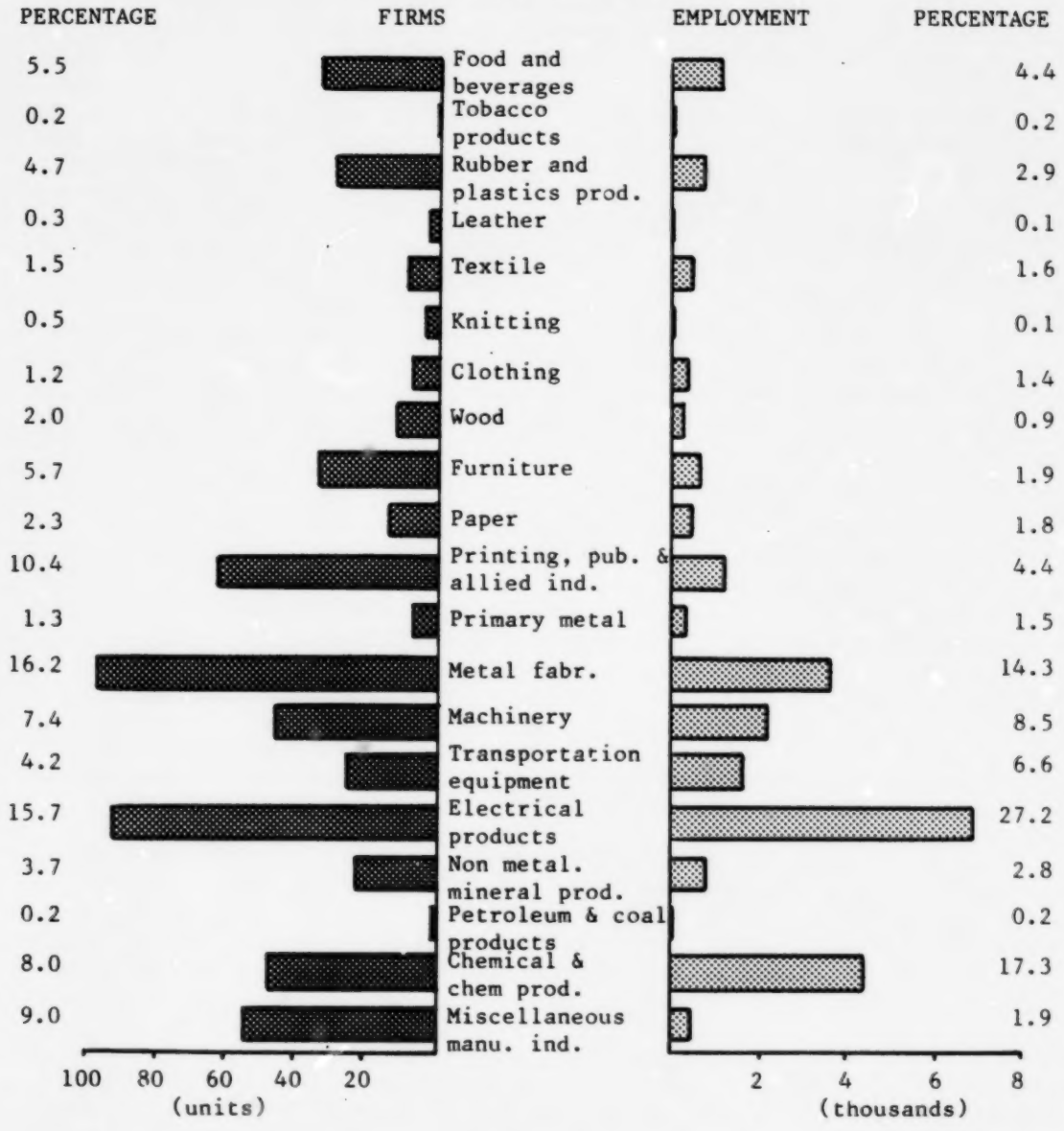
Two other industries are significant in the industrial structure of the West Island: metal products and chemical products. Among the firms with over 250 employees are Dominion Bridge-Sulzer, which manufactures metal structural components and Zimmcor, which produces aluminum doors and windows.

As for chemical industries, Avon Canada Inc specializes in cosmetics, while Merck Frosst Canada Inc, Cyanamid Canada Inc and Smith and Nephew Inc manufacture pharmaceutical products.

FIGURE 7

NUMBER OF FIRMS AND EMPLOYMENT IN MANUFACTURING

MONTREAL WEST ISLAND - 1984



SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

TABLE 12
NUMBER OF FIRMS IN MANUFACTURING BY FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Food and beverages	10	10	7	2	3	1	-	-	33
Tobacco	-	-	-	1	-	-	-	-	1
Rubber and plastic	10	9	2	6	1	-	-	-	28
Leather	1	-	1	-	-	-	-	-	2
Textiles	1	4	3	-	-	1	-	-	9
Knitting	1	2	-	-	-	-	-	-	3
Clothing	2	3	1	-	-	1	-	-	7
Wood	-	6	5	1	-	-	-	-	12
Furniture and fixtures	20	12	-	-	1	1	-	-	34
Paper and related products	3	5	2	3	1	-	-	-	14
Printing, publishing and allied industries	19	31	6	4	2	-	-	-	62
Primary metal	-	2	2	3	1	-	-	-	8

TABLE 12 (cont'd)
NUMBER OF FIRMS IN MANUFACTURING BY FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Metal products (excluding machinery and transportation equipment)	28	39	14	10	1	2	3	-	97
Machinery (except electrical)	6	23	5	5	2	2	1	-	44
Transportation equipment	7	9	5	2	-	1	-	1	25
Electrical products	20	36	8	12	9	7	1	1	94
Nonmetallic mineral products	9	9	2	1	-	-	1	-	22
Petroleum and coal products	-	-	-	1	-	-	-	-	1
Chemical and chemical products	6	14	9	8	3	6	2	-	48
Miscellaneous manufacturing industries	29	20	3	2	-	-	-	-	54
ALL MANUFACTURING	172	234	75	61	24	22	8	2	598

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

TABLE 13
EMPLOYMENT IN MANUFACTURING BY FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Food and beverages	24	93	273	100	441	200	-	-	1,131
Tobacco	-	-	-	51	-	-	-	-	51
Rubber and plastic	29	90	60	430	130	-	-	-	739
Leather	-	-	20	-	-	-	-	-	20
Textiles	2	37	83	-	-	300	-	-	422
Knitting	1	16	-	-	-	-	-	-	17
Clothing	7	39	40	-	-	261	-	-	347
Wood	-	53	132	50	-	-	-	-	235
Furniture and fixtures	48	115	-	-	110	230	-	-	503
Paper and related products	7	41	64	235	108	-	-	-	455
Printing, publishing and allied industries	42	276	167	279	360	-	-	-	1,124
Primary metal	-	14	41	183	146	-	-	-	384

TABLE 13 (cont'd)
EMPLOYMENT IN MANUFACTURING BY FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Metal products (excluding machinery and transportation equipment)	79	334	427	670	-	520	1,600	-	3,630
Machinery (except electrical)	17	211	162	319	220	620	600	-	2,149
Transportation equipment	16	79	143	130	-	300	-	1,000	1,668
Electrical products	110	371	242	730	1,401	1,688	673	1,700	6,915
Nonmetallic mineral products	20	68	47	70	-	-	500	-	705
Petroleum and coal products	-	-	-	60	-	-	-	-	60
Chemical and chemical products	17	145	260	485	335	1,800	1,350	-	4,392
Miscellaneous manufacturing industries	69	185	75	155	-	-	-	-	484
ALL MANUFACTURING	488	2,167	2,236	3,947	3,251	5,919	4,723	2,700	25,431

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

The manufacture of metal and chemical products accounts for 31.6% of all manufacturing employment in the community. In recent years, these two industries have seen stable levels of employment. The increased productivity generated by technological advances has enabled them to meet market demand. This situation is expected to continue, at least in the short term.

Finally, it must be noted that traditional industries such as leather, textiles and a lesser extent, furniture and foods and beverages, are not very prominent in the West Island's industrial structure, comprising only 9.5% of all manufacturing employment. Thus, growth in the manufacturing sector will not be significantly affected by the difficulties presently faced by these industries.

6.1.3 Community, Business and Personal Services

The industry that generates the most employment in this sector is education, which accounts for 29.7% of sector employment. A few large establishments account for half of workers, while the other half work in primary and secondary schools.

The community's growing population in the last decade, along with the development of adult education and the fact that students are now staying in school longer, have contributed to employment growth in the sector.

Accommodation and food services constitute another important element of community, business and personal services, accounting for 20.2% of employment in the sector. Food services is by far the largest employer. Closely associated with the lifestyle of the population, employment in this industry has been growing steadily for the past 20 years. Population growth and the advent of fast-food restaurants have contributed to expansion. The future of this industry looks promising.

With 18.6% of employment in the sector, health and welfare services are also very significant. They have grown steadily in the last 20 years. Because of the growing popularity of day care centres and improved health care to meet the needs of the aging population, moderate growth is expected in the next few years.

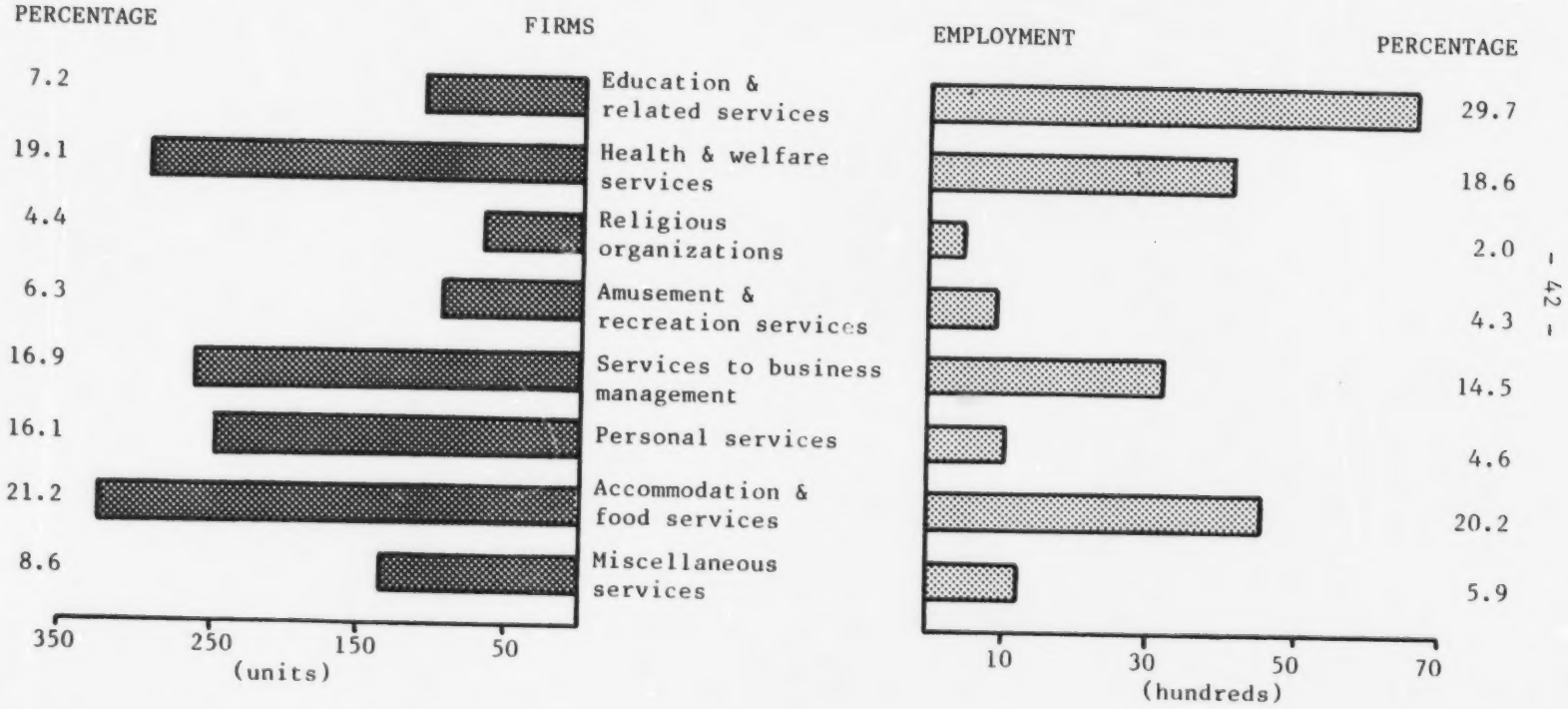
Consisting mainly of small firms, services to business management account for 14.5% of employment in the community, business and personal services sector.

This industry has seen impressive growth in the last two decades, with management and computer consulting services the main contributors. Growth is expected to continue in the years to come.

FIGURE 8

NUMBER OF FIRMS AND EMPLOYMENT IN COMMUNITY, BUSINESS AND PERSONAL SERVICES

MONTREAL WEST ISLAND - 1984



SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

TABLE 14
NUMBER OF FIRMS IN COMMUNITY, BUSINESS AND PERSONAL SERVICES BY FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Education and related services	15	26	47	15	6	-	2	1	112
Health and welfare services	227	39	11	7	8	2	2	-	296
Religious organizations	54	12	1	1	1	-	-	-	69
Amusement and recreation	67	20	7	2	1	1	-	-	98
Services to business management	160	72	18	3	5	3	-	-	261
Personal services	195	47	7	-	1	-	-	-	250
Accommodation and food services	138	154	19	9	6	3	-	-	329
Miscellaneous services	83	36	10	1	1	2	-	-	133
ALL COMMUNITY, BUSINESS AND PERSONAL SERVICES	939	406	120	38	29	11	4	1	1,548

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

TABLE 15
EMPLOYMENT IN COMMUNITY, BUSINESS AND PERSONAL SERVICES BY FIRM SIZE
MONTREAL WEST ISLAND - 1984

INDUSTRIAL SECTOR	1-4 employees	5-19 employees	20-49 employees	50-99 employees	100-199 employees	200-499 employees	500-999 employees	1,000+ employees	TOTAL
Education and related services	36	337	1,399	906	799	-	1,150	2,000	6,627
Health and welfare services	465	337	328	446	809	496	1,270	-	4,151
Religious organizations	146	92	22	50	130	-	-	-	440
Amusement and recreation	159	182	211	110	100	200	-	-	962
Services to business management	368	636	623	181	535	900	-	-	3,243
Personal services	490	269	161	-	110	-	-	-	1,030
Accommodation and food services	406	1,424	508	504	831	843	-	-	4,516
Miscellaneous services	213	326	308	60	-	420	-	-	1,327
ALL COMMUNITY, BUSINESS AND PERSONAL SERVICES	2,283	3,603	3,560	2,257	3,314	2,859	2,420	2,000	22,296

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

6.2 WAGE RATES

Table 16 lists the major occupations of the community with their respective wage rates. These occupations were chosen on the basis of the large numbers of workers they employ and their relevance to private sector firms.

In addition to the occupation, the table shows the industry pertaining to each case. The notation "any industry" means that the wage is representative of all industries. The wage range is based on a decile scale from which the top and bottom 10% of wages have been eliminated. The average wage and the wage range are given in weekly or hourly rates.

Although the wage rates are for the Montreal Metropolitan Area, they are applicable to the West Island, given its prominence in the region's overall employment picture in the occupations indicated.

6.3 RESEARCH CENTRES

Several private research centres are located on the West Island, including some which receive large government subsidies. These research centres are involved in nearly every sector of the economy, especially in biotechnology, pharmaceutical products, aeronautics and electronics. Some of them enjoy an international reputation. The incomplete list shown here includes only the largest of these centres.

Research in the field of transportation equipment, especially aeronautics, is particularly intense. Main areas of research include aerodynamics, electronics, computerization, and the production of satellites and military systems.

The main firms involved in this area are Rolls Royce Canada Ltd, which makes jet turbines, and Spar Aerospace Ltd (see section 6.1.2).

Several firms conduct research on pharmaceuticals. They include Bio-Research Laboratories Ltd, which conducts work mainly for clients outside Canada. Merck Frosst Canada Inc develops pharmaceuticals and medications.

Eco Research focusses on the environment. It analyses water quality as well as the impact of pollution on wildlife.

In the area of industrial materials and processes, the Pulp and Paper Research Institute is the largest research centre of its kind in the country. Noranda Inc develops mining technology.

The Forest Engineering Research Institute of Canada conducts research in such varied areas as forestry, the utilization of wood residues and laser cartography, while Domtar Research Inc concentrates on construction materials.

TABLE 16
WAGE RATES FOR SELECTED OCCUPATIONS
MONTREAL METROPOLITAN AREA - 1985

OCCUPATION	INDUSTRY	AVERAGE WAGE ($)	WAGE RANGE ($)
Office manager	Any industry	605/week	505 - 829
Draughter	Any industry	455/week	351 - 554
Electrical engineering technician	Telecommunications	547/week	460 - 560
Systems analyst	Any industry	716/week	569 - 856
Programmer	Any industry	574/week	427 - 726
Secretary	Any industry	401/week	330 - 487
Typist	Any industry	310/week	263 - 364
Bookkeeper	Any industry	438/week	298 - 607
Bookkeeping clerk	Any industry	451/week	272 - 605
Cashier	Retail	6.01/hr.	4.14 - 7.30
Waiter	Restaurants	3.78/hr.	3.42 - 4.03
Tool and dye maker	Any industry	13.05/hr.	10.68 - 15.30
Machinist, general	Machine shops	12.65/hr.	9.36 - 14.41
Sheet metal worker	Any industry	13.19/hr.	11.27 - 15.42
Sheet metal worker	Aircraft and parts	13.01/hr.	11.81 - 14.54
Punch-press operator	Any industry	10.23/hr.	6.31 - 11.30

TABLE 16 (cont'd)
WAGE RATES FOR SELECTED OCCUPATIONS
MONTREAL METROPOLITAN AREA - 1985

OCCUPATION	INDUSTRY	AVERAGE WAGE ($)	WAGE RANGE ($)
Welder, maintenance	Any industry	12.84/hr.	9.93 - 15.68
Electrician, maintenance	Machinery and miscellaneous equipment	11.31/hr.	10.49 - 12.49
Installer, electronic equipment	Telecommunications	12.04/hr.	9.87 - 12.68
Powerman, electronic equipment	Telecommunications	12.31/hr.	10.19 - 15.45
Engine repairer	Cartage	11.55/hr.	10.23 - 13.19
Body repairer	Motor vehicle repairs	12.14/hr.	9.67 - 14.44
Aircraft mechanic	Aircraft and parts	15.39/hr.	11.41 - 17.09
Instrument repairer	Any industry	13.53/hr.	11.66 - 16.69
Assembler, production	Any industry	6.71/hr.	4.64 - 10.22
Truck driver	Any industry	11.99/hr.	8.46 - 14.95
Truck driver tractor-trailer	Cartage	12.55/hr.	10.60 - 19.87
Machinery mechanic	Any industry	12.81/hr.	10.52 - 15.99

SOURCE: Canada Employment and Immigration Commission, Guide to Wage Rates, Metropolitan Montreal, Economic Services Branch, 1985.

There are a number of other major research centres on the rest of the Island of Montreal and environs. They are involved mainly in telecommunications, aeronautics, electronics, electrical power and biotechnology.

6.4 MAJOR FIRMS

Table 17 provides a list of firms in the community employing more than 200 workers. Head and branch offices of firms have been considered as separate units for the purpose of this list.

The figures provided are subject to sudden change and the reader should use them as indicators and not as absolute, fixed data.

Note that the education, health care and public administration sectors have been excluded from the list since specific information on them is provided in subsequent sections (see chapters 9 and 12).

TABLE 17
MAJOR FIRMS
MONTREAL WEST ISLAND - 1984

FIRM	AREA OF ACTIVITY	NUMBER OF EMPLOYEES
Air Canada	Air transport	2,500
Northern Telecom Canada Ltd	Communications equipment	1,700
Nordair	Air transport	1,300
Rolls Royce Canada Ltd	Aircraft turbines and parts	1,000
Avon Canada Inc	Toiletries	750
Quebecair	Air transport	750
Hewitt Equipment Ltd	Heavy equipment	715
Spar Aerospace Ltd	Communications equipment	673
Dominion Engineering	Heavy equipment	600
Canadian Pacific Express	Cartage	600
Merck Frosst Canada Inc	Pharmaceuticals	600
Zimmcor Co	Metal products	600
Bell Canada	Telecommunications	500
Consumers Glass Ltd	Glass	500
Dominion Bridge-Sulzer Inc	Metal structural components	500
Jenkins Canada Inc	Pumps and valves	500
Simpson	Department store	500
Hilton Dorval	Accommodation	368
Rubin Zimmerman Properties	Operation of rental properties	350
Cyanamid Canada Inc	Pharmaceuticals	300
Eaton	Department store	300
Innotech Aviation Ltd	Aircraft parts	300
Leedye Inc	Textile dying	300
Triplex Engineering Co	Metal wires and cables	295
Smith & Nephew Inc	Pharmaceuticals	285
Paramount Productions Inc.	Hosiery	261
La Cantinière (Le Groupe) Inc	Mobile canteens	250
NCR Canada Ltd	Electrical and electronic equipment sales	250
Autobus Transco Inc	Public transit	250
Burroughs Wellcome Inc	Pharmaceuticals	250
Hitachi (HSC) Canada Inc.	Electrical and electronic equipment sales	250
Matrox Electronic Systems	Electronic systems	250
Electrolux Canada Ltd	Electrical appliances	246
AES Data Inc	Office equipment	235
Ciba-Geigy Dyes Ltd	Pharmaceuticals	235
Drummond McCall Inc	Metal and metal products	235

TABLE 17 (cont'd)
MAJOR FIRMS
MONTREAL WEST ISLAND - 1984

FIRM	AREA OF ACTIVITY	NUMBER OF EMPLOYEES
The Bay	Department store	230
Farinon Canada Ltd	Communications and other electronic equipment	229
Xerox Canada Inc	Office equipment sales	225
Jerry's Catering Service	Restaurants	225
Wire Rope Industries Ltd	Steel wire rope	225
Future Electronics Inc	Electrical and electronic equipment sales	225
Roll-It Inc	Furniture and fixtures	220
Budget	Car rentals	220
Homelite-Terry Division of Textron Canada Ltd	Machinery and miscellaneous equipment	220
Pascal (warehouse)	Hardware	210
Canadian Pulp and Paper Research Institute	Architecture, engineering and other scientific services	210
Sperry Electronic Systems	Electrical products	208
Beaver Construction Group Ltd	Construction	205
Humpty Dumpty Foods Ltd	Food products	200
General Motors Canada Ltd	Automobile sales	200
Hewlett Packard (Canada) Ltd	Machinery, equipment and electrical supplies sales	200

SOURCE: Canada Employment and Immigration Commission, List of Firms, Montreal West Canada Employment Centre, 1984, unpublished documents.

7- INDUSTRIAL SPACE AND ENERGY

Industrial space and the availability of basic energy resources are essential factors in the economic development of a community.

This chapter presents various data on industrial space on the West Island as well as a table comparing energy costs in Montreal with energy costs in major metropolitan areas around the world.

7.1 INDUSTRIAL SPACE

There are eight industrial parks on the West Island, with nearly 10 million square metres still available. This is about half the total industrial space available in industrial parks on the entire Island of Montreal. These parks belong to and are actively promoted by private individuals or private sector organizations.

Table 18 shows the total area and the area available in each park, along with other information that may be useful to firms interested in locating there. All the parks in the community are equipped with natural gas pipelines.

7.2 ENERGY

Energy prices in the Montreal region are low, especially for electricity. Thanks to Quebec's abundant supply of electricity, much of which is provided through the vast James Bay complex, rates here are among the lowest in the world and substantial surplusses are exported.

Montreal is also well located with respect to natural gas, which is piped in from the rich oil and gas fields of Western Canada.

Table 19 compares Montreal energy prices with energy prices in selected cities throughout the world.

The electricity and natural gas rates quoted are industrial rates based on a consumption of 200,000 kwh of electricity and 425,000 cubic metres of natural gas per month.

The indices appearing in the table are based on the unit price, with 100 representing the Montreal price.

TABLE 18
INDUSTRIAL PARKS BY MUNICIPALITY
MONTREAL WEST ISLAND - 1986

INDUSTRIAL PARK	TOTAL AREA (hectares)	AREA AVAILABLE (hectares)	RAILWAY	SELLING PRICE PER METRE^2 ($)	NUMBER OF FIRMS		EMPLOYMENT	
					TOTAL	MANUFACTURING	TOTAL	MANUFACTURING
Baie d'Urfe	186	102	yes	4.85 to 13.45	9	9	616	616
Dollard des Ormeaux	75	44	no	9.50 to 15.00	40	3	225	25
Dorval (south) (airport park)	230	60	yes	12.00 to 40.00	600	150	8,000	7,000
Dorval (north)	222	50	yes	12.00 to 25.00	400	30	6,000	1,500
Kirkland	296	151	no	8.07 to 10.76	16	10	1,720	1,520
Lachine	684	250	yes	18.83 to 24.21	191	75	12,142	8,149
Pointe Claire	668	267	yes	10.76 to 16.15	230	161	15,760	11,388
St Anne de Bellevue	80	64	no	N.A.	N.A.	N.A.	N.A.	N.A.

SOURCE: Department of Industry, Commerce and Tourism, Quebec Industrial Parks, 1985.

TABLE 19
COMPARATIVE ENERGY COSTS IN SELECTED
METROPOLITAN AREAS - 1984
(Index: Montreal = 100)

METROPOLITAN AREA	ELECTRICITY	NATURAL GAS	DOMESTIC HEATING OIL	GASOLINE
Montreal	100	100	100	100
Toronto	105	88	98	91
Vancouver	87	71	97	93
Atlanta	166	152	97	78
Boston	298	202	112	69
Chicago	215	114	110	78
New York	389	162	79	78
Düsseldorf	178	148	93	111
London	209	131	127	131
Milan	124	154	112	180
Paris	127	105	115	133
Tokyo	306	235	139	148

SOURCE: Montreal Urban Community, Economic Development Office, Decision: Montreal, 1985.

8- CONSTRUCTION

This chapter provides only a brief outline of current general trends in construction on the West Island.

8.1 RESIDENTIAL CONSTRUCTION

A wide range of reasonably priced housing is available on the West Island. An October 1984 real estate study by The Permanent, for instance, showed the market price of single-family dwellings built between 1976 and 1982 to be $66,000 in Beaconsfield, $65,000 in Dollard des Ormeaux and $59,000 in Pointe Claire.

The cost of housing on the Island of Montreal is among the lowest in Canada. For purposes of comparison, note that the average price of a new single-family home financed under the National Housing Act was as follows in 1984: $64,281 in Montreal, $78,764 in Halifax, $90,670 in Ottawa-Hull, $95,640 in Calgary, $100,262 in Vancouver and $99,616 in Toronto.

Table 20 provides general data on residential construction trends by type of dwelling from 1980 to 1984.

TABLE 20
HOUSING STARTS AND VALUE OF BUILDING PERMITS -
RESIDENTIAL CONSTRUCTION
MONTREAL WEST ISLAND - 1980-1984

INDICATOR	1980	1981	1982	1983	1984
HOUSING STARTS					
Single-family	696	872	257	666	815
Duplex	174	184	80	141	70
Row housing	57	87	40	120	59
Multifamily	55	164	20	52	199
TOTAL	982	1,307	397	979	1,143
VALUE OF BUILDING PERMITS (thousands of $)	57,198	68,801	29,354	56,306	68,675

SOURCE: Statistics Canada, Building Permits, Catalogue 64-203, Annual. Canada Mortgage and Housing Corporation, Canadian Housing Statistics, 1984.

Following a good performance in 1981, housing construction saw a sharp decline during 1982, mainly because of the recession at that time.

Under the impetus of a number of federal, provincial and municipal government housing assistance programs, the sector then saw a complete turnaround in the last quarter of 1982. There has been a sharp rise in housing construction since that time.

In 1984, nearly 85% of new houses were constructed in the municipalities of Dollard des Ormeaux, Kirkland, Pierrefonds, Pointe Claire and St Raphael de l'Ile Bizard.

Single-family homes accounted for between 65% and 70% of housing starts in the community, depending on the year. On the Island of Montreal as a whole, this percentage ranges from 20% to 35%. In 1984, the West Island accounted for 44.9% of single-family housing construction on the Island of Montreal.

8.2 NONRESIDENTIAL CONSTRUCTION

Table 21 provides figures on trends in industrial, commercial, governmental and institutional construction on the West Island for the years 1980 to 1984.

Investment in industrial construction dropped 20% during the 1982 recession. There was some recovery in 1983, but firms remained cautious, preferring to invest in machinery to strengthen their financial and competitive positions.

Improvement of the economic climate and greater investor confidence resulted in a considerable increase in industrial construction investment in 1984, which exceeded pre-recession levels by a healthy margin.

Although more severely affected by the recession, commercial construction recovered strongly. A large share of investment in this sector went to expand the Fairview Shopping Centre in Pointe Claire.

There are generally far fewer expenditures on institutional and governmental construction on the West Island than elsewhere on the Island of Montreal. Building permits are issued mainly for renovation projects.

TABLE 21
VALUE OF BUILDING PERMITS
NONRESIDENTIAL CONSTRUCTION
MONTREAL WEST ISLAND - 1980-1984
(thousands of $)

SECTOR	1980	1981	1982	1983	1984
Industrial	11 030	15 558	12 725	16 289	33 974
Commercial	13 055	22 863	8 559	45 162	29 790
Institutional and governmental	14 139	3 194	3 410	7 364	9 772

SOURCE: Statistics Canada, Building Permits, Catalogue 64-203, Annual.

9- EDUCATION AND HEALTH CARE

This chapter describes the main components of the education system on the West Island. It also provides general information on health care services available in the community.

9.1 EDUCATION

Table 22 shows the number of public and private French- and English-language institutions on the West Island and their enrolment. All figures are for the 1984-1985 academic year.

TABLE 22
EDUCATIONAL INSTITUTIONS AND ENROLMENT
MONTREAL WEST ISLAND - 1984-1985

LEVEL OF SCHOOLING	NUMBER OF INSTITUTIONS FRENCH	NUMBER OF INSTITUTIONS ENGLISH	ENROLMENT FRENCH	ENROLMENT ENGLISH
PUBLIC INSTITUTIONS				
Kindergarten and elementary	28	30	10,017	10,394
Secondary	7	12	5,265	9,428
College	-	1	-	4,796
University	-	1	-	995
SUBTOTAL	35	44	15,282	25,613
PRIVATE INSTITUTIONS				
Kindergarten and elementary	2	1	710	141
Secondary	4	3	1,747	568
College	-	-	-	-
SUBTOTAL	6	4	2,457	709
GRAND TOTAL	41	48	17,739	26,322

SOURCES: Conseil scolaire de l'Île de Montréal, "Répertoire des écoles 1984-1985", 1985.
Fédération des CEGEP's, 1984-1985 directory, 1985.
Department of Education, "Réseau d'enseignement privé 1984-1985", 1985.
Canada Employment and Immigration Commission, special compilations, 1984.

9.1.1 Elementary and Secondary Schools

Elementary and secondary education on the West Island is provided chiefly through the public school system, which is administered by four school boards: the Protestant School Board of Greater Montreal (PSBGM) and the Lakeshore School Board, with chiefly English-speaking students, and the Baldwin-Cartier and Sault St Louis School Boards, whose students are both English and French.

The private system accounts for about 7% of total enrolment, and includes both French- and English-language institutions.

9.1.2 Colleges

Public college-level education in Quebec is provided by general and professional colleges known as CEGEPs (Collèges d'enseignement général et professionnel). John Abbott College, on Montreal West Island, offers a two-year program that prepares students for university and a three-year career training program that prepares them to enter the labour market.

There are ten CEGEPs on the Island of Montreal, three of which are English. The pre-university program offers courses in nearly every discipline. The main vocational concentrations are in administrative, biological and industrial technologies.

9.1.3 Universities

MacDonald College, a faculty of McGill University in downtown Montreal, is located in St Anne de Bellevue, at the western tip of the community. It provides university programs in agriculture, biology and nutrition. The other faculties of McGill University, located in downtown Montreal, provide a complete range of programs. The university is conducting important research in the fields of cancer, pharmacology, psychiatry, dentistry and forensic medicine. It is well known for its work in natural sciences.

The Island of Montreal also has three other universities. The University of Montreal has acquired a solid reputation in astronomy, neurophysiology and biomedical engineering. The Montreal campus of the University of Quebec (Université du Québec à Montréal or UQAM) is a pioneer in the field of business information technology. The Concordia University Centre for Building Studies specializes in such areas as noise pollution control, heat conservation and innovative building design.

Four other institutions also offer university programs: the Ecole National d'Administration Public (ENAP) and the Ecole de Technologie Supérieure, which are affiliated with the University of Quebec; and the Ecole Polytechnique and the Ecole des hautes études commerciales (HEC), affiliated with the University of Montreal.

The universities maintain close ties with the business community, ensuring that their programs are geared to labour market demand and playing an important role in the field of research.

9.2 HEALTH CARE SERVICES

Excellent health care services, most of which are publicly funded, are available on a universal basis.

Health care professionals work in private offices and hospitals. The community has over 200 private pratices operated by general practitioners, specialists and dentists. There are also three general hospitals with over 500 beds: Lachine General, Lakeshore General Hospital and Lachine Hospital.

The community also has access to some 67 general, specialized and highly specialized hospitals on the Island of Montreal, totalling over 20,000 beds. Most medical specialties are represented in these hospitals. Some of the hospitals are world-renowned for their research in various medical fields.

10- FINANCIAL AND PROFESSIONAL SERVICES

Financial and professional services of all kinds are readily available on the West Island through firms established in the community or in the vicinity, particularly in downtown Montreal.

10.1 FINANCIAL SERVICES

10.1.1 Montreal Stock Exchange

Located in downtown Montreal, the Montreal Stock Exchange is the financial heart of the metropolitan area. The following table lists figures on MSE equity and options market activities for the years 1980 to 1985. The table shows the total volume and value of shares and options traded and the number of transactions.

TABLE 23
MONTREAL STOCK EXCHANGE ACTIVITIES - 1980-1984

ACTIVITY	1980	1981	1982	1983	1984	1985
SHARES						
Volume (in millions)	299.1	204.6	208.2	316.9	400.9	643.3
Value (in millions of $)	3,848.9	3,328.2	2,773.4	5,088.8	7,013.9	10,553.3
Transactions (in thousands)	441.8	356.6	318.3	486.3	488.3	757.1
OPTIONS TCO						
Volume (in thousands)	416.7	414.1	385.4	711.0	908.6	1,084.8
Value (in millions of $)	153.1	90.9	59.0	148.7	186.5	250.9
Transactions (in thousands)	76.7	68.9	50.8	95.3	102.4	118.0

SOURCE: Montreal Stock Exchange, Monthly Report, 1985.

Created by a special act of the Quebec National Assembly, the Montreal Stock Exchange is owned by its corporate and individual members. The MSE supervises the trading of securities, facilitates public financing of firms and informs the general public about activity and trends in its stock markets, of which there are three: the equity market, the options market (options on shares, gold, bonds and currency) and the futures market (gold and silver certificates).

The relative importance of the Montreal Stock Exchange in the Canadian market has increased considerably in recent years. The MSE has achieved this progress by pursuing an energetic policy which is based on the needs of the local economy and is at the same time integrated with financial markets and the international scene.

In September 1984, the MSE and the Boston Stock Exchange linked their trading floors electronically, giving Canadian investors greater access to American securities.

In November 1985, it opened an international division for foreign securities, linking clearing houses in France and Canada. This innovation enables foreign firms to list securities directly on the Montreal Stock Exchange and provides Canadian investors with more direct access to European firms.

Thanks to the dynamic approach of the MSE, Montreal has gained recognition in the international market as an innovative and comprehensive financial centre.

10.1.2 Banks and Credit Unions

The community is served by an extensive network of banks. Fifty-four branches of seven Canadian chartered banks are located there. In order of number of persons employed on the West Island, these are: the Royal Bank of Canada, the Canadian Imperial Bank of Commerce, the Bank of Montreal, the National Bank of Canada, the Toronto Dominion Bank, the Bank of Nova Scotia and the Montreal City & District Savings Bank.

The West Island also has about 10 credit unions. They provide services comparable to those offered by chartered banks. The credit unions belong to the Mouvement Desjardins, a large cooperative whose primary aim is to promote the economic and social welfare of member individuals and groups.

10.1.3 Other Financial Services

There are nearly 40 trust companies and brokerage firms on the Island of Montreal. Montreal Trust, Royal Lepage Ltd and The Permanent, all real estate agencies, have branches on the West Island. The community also has several general insurance brokers.

10.2 PROFESSIONAL AND SERVICES

The West Island has access to highly qualified accounting, legal, data processing, management and advertising personnel.

Accounting services are provided by 70 employees in 12 firms. There are also 28 law and notary firms and 10 data processing firms on the West Island.

Thirty management consulting firms employ over 100 people in the community. In human resources, various agencies offer personnel placement services and temporary help. Finally, there are close to 200 jobs in 13 advertising firms.

11- HOTELS, RESTAURANTS AND RECREATION

For residents and visitors alike, accommodation, restaurants and recreation services are undergoing steady growth. This part of the profile outlines services available on the West Island or nearby.

11.1 HOTELS AND RESTAURANTS

There are 10 hotels in the community. Two have over 300 rooms: the Montreal Airport Hilton, near Montreal International Airport (Dorval), has 486 rooms, and the Pointe Claire Holiday Inn has 307.

There are also more than 300 restaurants for all budgets. In addition to typical Quebec and Canadian fare, dishes from many different countries are available.

11.2 EXHIBITION AND CONVENTION SPACE

The two largest hotels in the area, the Montreal Airport Hilton and the Holiday Inn, have both convention and banquet facilities.

The Convention Centre and Place Bonaventure, both located in downtown Montreal, are available for large-scale conventions and expositions.

The Velodrome, part of the vast Olympic sports and sociocultural complex in east-end Montreal, has over 7,000 seats. It can accommodate exhibits, performances, conventions, banquets and so on.

11.3 RECREATION

A wide range of cultural, sports and social activities are available to the public. The West Island enjoys an ideal location with respect to navigable waterways.

11.3.1 Cultural Activities

The West Island has more than ten libraries and community centres which organize conferences, concerts, music and handicraft courses, and other activities.

The Lachine Museum, located in Le Ber Le Moyne House, built between 1669 and 1685, highlights Quebec's heritage. Few municipalities on the Island of Montreal can bring their history to life in a building dating from the colony's earliest days.

Plays are performed by travelling theatre groups, which present both modern and classical works.

Close by, particularly in downtown Montreal, a wide variety of cultural activities take place. The Museum of Fine Arts has collections of paintings, sculptures and art objects from various civilizations. The Museum of Modern Art promotes Quebec, Canadian and international art from 1940 to the present.

Place des Arts is Montreal's centre for the performing arts, including music, opera, theatre and dance. Montreal also hosts an International Film Festival and a Jazz Festival every year.

11.3.2 Sports

Modern sports facilities are available in the community. The West Island has sports centres, indoor and outdoor skating rinks and swimming pools, softball and baseball diamonds, tennis courts, golf courses, cross-country ski trails and a bicycle path along Lake St Louis.

Water sports such as sailing, windsurfing, canoeing, boating and fishing are very popular. A number of schools give public lessons in these activities.

One company also offers raft rides through the Lachine Rapids. This adventurous activity attracts a great many tourists.

11.3.3 Tourism

Old Lachine, near the eastern edge of the community, has several old houses whose architecture recalls certain aspects of the day-to-day life of the past. Along Lake St Louis, the public can visit the remains of the first fur-trading posts and fortifications used by the early colonists to protect themselves against Indian attacks.

The City of Montreal is full of points of interest, such as the Planetarium, with its shows on astronomy. In downtown Montreal, Old Montreal recalls the past.

The Botanical Gardens, the third largest in the world after those of London and Berlin, have more than 26,000 species and varieties of plants, which are on display in about thirty gardens and nine public greenhouses. Famous for its bonsai collection - the largest outside of Asia - the Botanical Gardens is also known for its impressive orchid collection.

In the middle of the St Lawrence are found St Helen's Island and Notre Dame Island, where Expo '67 was held. St Helen's Island is also home to a large amusement park known as La Ronde. Giant roller coasters, rides of all kinds, games of skill, restaurants and shops are drawing an increasing number of visitors every summer.

St Helen's Island is also the site of the Alcan Aquarium, with its 2,000 fishes, invertebrates, amphibians, reptiles and birds from all over the world.

Located on the East Island, Montreal's Olympic installations form an impressive complex. The site includes the Olympic Stadium, where the Montreal Expos and the Montreal Alouettes teams play, and also the Velodrome.

11.3.4 Parks

Anyone looking for a soothing bit of green space has many parks to choose from in the area. LaSalle Park, with its skating rinks, swimming pools, children's games, baseball diamonds and wooded areas, also hosts fairs.

In the neighbouring municipality of LaSalle, Angrignon Park houses the Montreal zoo during the winter. A winter amusement park is also open to young and old throughout the winter.

Mount Royal Park, an extensive area in the middle of the Island of Montreal, has public walking and cycling paths, ski and snow-shoe trails, and tobogganing hills.

11.3.5 Social Activities

There are a great many social clubs and associations of all kinds in the community. The Knights of Columbus, Golden Age, Kiwanis, Optimist and Lions Clubs are but a few examples.

12- PUBLIC ADMINISTRATION

This chapter provides a brief outline of public administration - including federal, provincial and municipal government - on the West Island. Attention is focussed on municipal government, and certain tax and financial data are provided.

12.1 FEDERAL AND PROVINCIAL GOVERNMENT

Numerous federal departments are represented in the community. Numbering about 30 in total, they employ more than 3,000 persons. Federal departments represented include Veterans Affairs, Indian and Northern Affairs, Environment, Health and Welfare, Employment and Immigration, and Revenue Canada.

The provincial government has only ten offices in the community, employing some 300 persons.

12.2 MUNICIPAL GOVERNMENT

12.2.1 Type of Government

The Municipal Council of each town is responsible for finance (setting taxation rates, presenting budgets), public works, fire protection, recreational and cultural activities and urban planning.

Other matters are administered by the Montreal Urban Community (MUC), whose goal is to coordinate and harmonize the development and application of common policies in member municipalities. This regional government, created in 1970, includes 29 member municipalities located on three islands (Montreal, Bizard and Dorval).

The Montreal Urban Community is a corporation administered by a Council and an Executive Committee. The Council consists of 86 members, including the Chairman of the Executive Committee, the Mayor and Councillors of the City of Montreal, and the mayor of each of the Community's other municipalities.

The Executive Committee consists of six representatives of the City of Montreal and six representatives of the other municipalities, as well as a chairman elected by the Council from among its members. The Committee is responsible for managing the current affairs of the Community.

In 1982, five standing committees were established under the Council to deal with urban planning, environment, public transit, public safety, property assessment, finance and economic development. The mandate of these committees is to study the Community's interest in each area and report to the Council.

The Montreal Urban Community has jurisdiction over the following municipal functions within its territory:

property assessment in each municipality
development schemes
regional parks
air purification
food inspection
sewers and intermunicipal water treatment facilities
public transit
subway construction
public safety
economic development

12.2.2 Tax Structure

Table 24 shows data on taxation and finance for the municipalities in the community. This information refers to the years 1984 and 1985. The terms used in the table are defined as follows:

Budget	: total revenues and expenditures of the municipality.
Per capita debt	: long-term debt divided by the population of the municipality.
Taxable assessment	: total value of all assessed commercial and residential units taxable at the normal property taxation rate.
Assessment rate (median)	: municipal tax roll assessment expressed as a percentage of market value; e.g.: assessment at 90% of market value.
Property tax	: tax on residential, commercial and industrial property.
Business tax	: tax on the rental value of commercial premises.
Combined overall tax rate	: rate determined on the basis of market values of all assessed units. This includes property tax and taxes on services. The rate is the most reliable index for comparing the fiscal burdens of the different municipalities.

TABLE 24
TAX AND FINANCIAL DATA BY MUNICIPALITY
MONTREAL WEST ISLAND - 1984 and 1985

MUNICIPALITY	BUDGET ($ thousands)	DEBT PER CAPITA ($)	TAXABLE ASSESSMENT ($ millions)	ASSESSMENT RATE (%) (median)	PROPERTY TAX RATE ($/$100 valuation)	BUSINESS TAX (%)	COMBINED OVERALL TAX RATE ($/$100 valuation)	CREDIT RATING	FIRE SAFETY RATING
	1985	1984	1984	1985	1985	1985	1985	1984	1985
Baie d'Urfe	3,575	858	134	92	1.75	11.00	1.93	-	5
Beaconsfield	15,339	308	491	90	2.22	12.00	2.25	AA	3
Dollard des Ormeaux	31,578	1,271	781	90	2.28	13.00	3.00	BBB (poor)	3
Dorval	32,921	1,464	739	90	2.13	13.45	2.21	BBB (strong)	4
Île Dorval	-	-	1	85	-	-	-	-	-
Kirkland	12,893	1,880	345	90	1.92	13.00	2.51	-	4
Lachine	39,750	1,077	778	88	2.69	15.10	2.77	BBB (poor)	3
Pierrefonds	26,514	1,360	579	90	2.82	13.00	3.07	BBB	4
Pointe Claire	35,807	1,723	820	86	2.33	12.60	2.30	BBB	3
Roxboro	3,502	279	102	91	1.77	11.00	2.11	-	6

TABLE 24 (cont'd)
TAX AND FINANCIAL DATA BY MUNICIPALITY
MONTREAL WEST ISLAND - 1984 and 1985

MUNICIPALITY	BUDGET ($ thousands)	DEBT PER CAPITA ($)	TAXABLE ASSESSMENT ($ millions)	ASSESSMENT RATE (%) (median)	PROPERTY TAX RATE ($/$100 valuation)	BUSINESS TAX (%)	COMBINED OVERALL TAX RATE ($/$100 valuation)	CREDIT RATING	FIRE SAFETY RATING
	1985	1984	1984	1985	1985	1985	1985	1984	1985
St Pierre	4,712	643	72	88	3.42	16.00	3.42	-	4
St Raphael de l'Ile Bizard	6,137	1,537	172	90	1.70	9.00	2.57	-	5
St Anne de Bellevue	5,139	467	64	89	2.09	11.64	2.11	-	5
St Geneviève	1,214	241	30	88	2.10	9.00	2.37	-	6
Senneville	1,286	-	50	87	1.66	8.68	1.57	-	8

NOTE: To simplify the table, data on budget, per capita debt and taxable assessment have been rounded.

SOURCE: Montreal Urban Community, Economic Development Office, 1985.
Groupe Technique des Assureurs, 1984, Service d'Inspection des assureurs incendie, 1984.
Canadian Bond Rating Service, 1984.

Credit rating : current assessment of credit risk, i.e., ability of the borrower (the municipality) to pay back the capital and interest on its loans, based on growth of tax base, debt and taxation level, debt management and capital expenditure programs.

The categories are as follows:

AAA: superior
AA: very good
A: good
BBB: average
BB: below average
B: poor
C: speculative
D: in default

Fire safety rating : rating of public fire protection on a 10-point scale (1 is excellent, while 10 denotes nonexistent protection). The rating is based on municipal fire fighting and protection facilities, that is, water supply, fire department, fire prevention, enforcement of building codes and property risks.

COMMUNITY PROFILES

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